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**REPORT
OF THE
MARYLAND HOUSING
POLICY COMMISSION
TO THE
GOVERNOR
AND THE
GENERAL ASSEMBLY**

MAR 26 1985



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**Report
of the
Maryland Housing Policy Commission
to the
Governor
and the
General Assembly**

**Statement of the Housing Plan, Policy and Needs
for the
State of Maryland**

March 1985

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Richard Randall Clark

This report is dedicated to the memory of our fellow Commissioner, Richard Randall Clark, a vigorous advocate, a compassionate human being and a respected Commissioner.

1917-1984



MARYLAND HOUSING POLICY COMMISSION

January, 1985

MEMBERS:

ROBERT E. HECHT, Sr., *Chairman*
Chairman of the Board & President
Baltimore Federal Savings & Loan
Association

JACQUELINE D. SIMON
Vice Chairman

RICHARD R. CLARK
Charles County Area Council on Aging

PATRICK J. FENNELL
City Administrator, Salisbury

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American Development and Finance Corp.

SENATOR JULIAN L. LAPIDES

VINCENT P. QUAYLE, *Director*
St. Ambrose Housing Aid Center

DELEGATE HOWARD P. RAWLINGS

ARLENE SIMONS, *Executive Director*
Community Housing Resources Board, Inc.

ANNETTE G. vanHILST, *Director*
Washington County Housing and
Community Development

SHIRLEY M. WISE, *Coordinator*
Baltimore City Housing Authority
Resident Board

Honorable Harry Hughes
Governor of the State of Maryland
State House
Annapolis, Maryland 21404

Members of the Maryland General Assembly
State House
Annapolis, Maryland 21404

Dear Governor Hughes
and Members of the Maryland General Assembly:

In its enabling legislation (Chapter 668, Acts 1983, effective July 1, 1983), the Maryland Housing Policy Commission was instructed to present annually to the Governor and the General Assembly a statement of the housing plan, policy and needs of the State of Maryland, including an assessment of the progress of the Department of Economic and Community Development in implementing the plan, policy and needs.

Among the twelve members of the Commission are two governmental housing officials, a housing developer, a mortgage banker, a low income housing advocate, a resident of government assisted houses, two legislators and four public members. They represent an efficient cross-section of disciplines, backgrounds and geographical areas. Since its organizational meeting on November 10, 1983, the Commission has worked diligently to prepare the accompanying report which substantially carries out the charge to the Commission.

The Commission found that, in preparing the report, it was "inventing a wheel", to borrow a phrase. Future annual statements can be expected to be more comprehensive in scope and more extensive in reach. For instance, the assessment of the progress of the Department of Economic and Community Development with regard to the matters in the report was not included in this first publication because the Commission's responsibility to do so cannot be discharged until the Department has had an opportunity to implement the very plan, policy and needs which are the objectives of this first report. Further, although the

Honorable Harry Hughes
Members of the Maryland General Assembly
January, 1985
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Commission conducted all its meetings in public forums, few unaffiliated persons attended the sessions. It is expected that more public comment will be encouraged in the development of future reports.

The Commission is proud to note that on November 23, 1984, Governor Hughes issued Executive Order 01.01.1984.10, entitled "Housing Policy for the State of Maryland", which was prepared by the Commission. A copy of the Executive Order is included in the report.

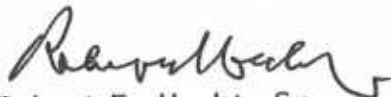
It is appropriate to comment on the autonomy of the Maryland Housing Policy Commission. The Maryland Code enjoins the Commission to assist the Secretary of the Department of Economic and Community Development in housing supply and home ownership opportunities for low and moderate income individuals. The Commission has also been charged, in addition to other responsibilities, to present, under the direction of the Secretary, the Annual Statement of housing plan, policy and needs and assess the progress of the Department with regard to them.

It might appear that the Commission could be constrained by its relationship to the Secretary in carrying out its duties; however, that is not the case. Although the Commission is dependent upon the Department for staff research and support and enjoys a harmonious relationship with representatives of the Department, it has exercised its prerogatives and carried out its responsibilities freely. The results of the Commission's studies and deliberations are independent pieces of work.

I will be available to communicate further with you on any of the material in the report or the statements of the Commission.

With every good wish.

Sincerely,



Robert E. Hecht, Sr.
Chairman

REH:maq

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Housing Policy Commission Membership

Robert E. Hecht, Sr. <i>Chairman</i>	Chairman of the Board and President, Baltimore Federal Financial, F.S.A.
Jacqueline Simon <i>Vice-Chairman</i>	General Manager, ERA-Mimi Selig Homes, Inc.
Richard Randall Clark*	Public Member
Patrick J. Fennell	Executive Secretary, City of Salisbury
James I. Humphrey, Jr.	President, Harkins Associates, Inc.
Harold L. Kramer	President, American Development and Finance Corp.
Senator Julian L. Lapides**	Maryland Senate
Vincent P. Quayle	Director, St. Ambrose Housing Aid Center
Delegate Howard P. Rawlings**	Maryland House of Delegates
Arlene Simons	Executive Director, Montgomery County Community Housing Resources Board, Inc.
Annette G. van Hilst	Director, Washington County Housing and Community Development
Shirley M. Wise	Coordinator, Baltimore City Housing Authority Resident Advisory Board

*Deceased November 1, 1984

**Non-voting members



The State of Maryland

Executive Department

EXECUTIVE ORDER
01.01.1984.10

HOUSING POLICY FOR THE STATE OF MARYLAND

- WHEREAS, An important public purpose of State government is to provide the opportunity for its citizens to occupy safe, decent, and affordable housing, without discrimination; and
- WHEREAS, A significant proportion of the citizens of the State of Maryland are living on fixed incomes, are a part of a special population that cannot afford to be served by the private housing market, or are unemployed; and
- WHEREAS, The cost of housing is often the single most expensive item in the budget of most Marylanders; and
- WHEREAS, The Maryland Housing Policy Commission is authorized by Maryland Annotated Code, Article 41, Section 257D, to advise the Secretary of Economic and Community Development on plans and programs for increasing the housing supply and the opportunity for home ownership by low and moderate income citizens and to recommend state housing policy to the Governor and General Assembly;
- NOW, THEREFORE, I, HARRY HUGHES, GOVERNOR OF THE STATE OF MARYLAND, BY VIRTUE OF THE AUTHORITY VESTED IN ME BY THE CONSTITUTION AND LAWS OF MARYLAND, AND IN SUPPORT OF THE RECOMMENDATION OF THE MARYLAND HOUSING POLICY COMMISSION, HEREBY ISSUE THE FOLLOWING EXECUTIVE ORDER, EFFECTIVE IMMEDIATELY:
1. It is the policy of the State of Maryland to cooperate with the federal government, local governments, non-profit organizations, and the private sector to assure that every citizen of the State enjoys without discrimination the use of safe and decent housing, the cost of which does not place an unreasonable financial burden upon the individual or family.
 2. To the extent not inconsistent with law, all State governmental agencies shall be responsive to the housing policy set forth in this Order.

Housing Needs

3. This Executive Order does not create new substantive rights nor diminish any legal right under federal or State law, and it is not intended to and may not be construed to confer any right, privilege or status on any private party cognizable by a court.

GIVEN Under My Hand and the Great Seal of the State of Maryland, in the City of Annapolis, this 23rd day of November, 1984.



Harry Hughes
Harry Hughes
Governor

ATTEST:

Lorraine M. Sheehan
Lorraine M. Sheehan
Secretary of State

Since the time Maryland has had a rapid expansion of population and an even more rapid increase in the number of households being formed. While the production of housing has kept pace with the general need during the last two decades, it has not kept pace with the housing being built for the needs of certain Marylanders. In particular, the housing being built was larger, and thus more costly, than was needed by households formed at the same time.

Marylanders have mounting, ever priced out of the new housing market. Today, 74 percent of the State's rental households are in need of the price of a typical new home. House prices in the last two decades increased 190 percent as compared to incomes which increased 214 percent. Increasing numbers of people have been forced to pay high percentages of their incomes for housing. In 1980, nearly a quarter of all rental units in the State were in need of repair or were in need of being replaced.

New housing being built in the last two decades has still not met the need for housing being built in the last two decades. While, in the last two decades, the price of a typical new home has increased by 140 percent, the income of the average Marylander has increased by only 58 percent. The income of the average Marylander has increased by only 58 percent.

Between 1960 and 1980, the number of households in the State increased by 1,150,000. The number of households in the State increased by 1,150,000. The number of households in the State increased by 1,150,000. The number of households in the State increased by 1,150,000.

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EXECUTIVE SUMMARY

Housing Needs

Maryland is at a critical turning point — will citizens of this State be able to afford decent housing at a price they can afford? There is considerable evidence that the answer is "no". Housing conditions will worsen drastically unless the federal government resumes responsibility for providing housing assistance for limited income persons or State government begins to assume major new responsibilities. As outlined in this report, the State's existing housing problems could expand and deepen into a crisis of irreversible proportions.

Since the 1960s, Maryland has had a rapid expansion of population and an even more rapid expansion in the number of households being formed. While the production of housing units kept pace with the general need during the last two decades, in two very important ways the housing being built did not meet the specific needs of certain Marylanders. In particular, the housing being built was larger, and thus more costly, than was needed by households forming at the same time.

Marylanders have increasingly been priced out of the new housing market. Today 71 percent of the State's renter households cannot afford the price of a typical new home. Home prices in the last two decades increased 390 percent as compared to incomes which increased 274 percent. Increasing numbers of people have been forced to pay high percentages of their incomes for housing. In 1980, nearly a quarter of all renters making under \$20,000 had to pay at least 35 percent of their income for rent.

New housing being built in the last two decades has also not matched the need for housing based on family size. Whereas, one and two person households grew by 140 percent between 1960-1980, housing suitably sized for them — efficiency, one and two bedroom housing units — increased by only 54 percent. In comparison, large units of four or more

bedrooms needed by only 18 percent of the new households grew by 172 percent.

In particular, for certain special populations housing problems continue to be severe. The elderly, blacks and single parent households all have incomes well below that of the general population and as a result suffer particularly acute housing problems. All of the housing problems faced by the general population — substandard conditions, overcrowding, inability to afford decent housing and paying too high a percent of income for housing — are experienced to an even greater degree by these lower income populations.

The outlook for the remainder of the 1980s appears equally as dismal. Between 1980-1990 Maryland will need 298,700 new housing units to accommodate the expected growth in new households and to replace units lost and/or so substandard that they must be removed. Taking into account the 132,950 units produced in the first five years, 165,750 units or 33,150 units annually will have to be produced for the balance of the decade. At the rate of production for the first half of the decade, Maryland will have a deficit of nearly 33,000 units for the 1980-1990 period.

More serious, however, is the potential that there will be a deficit between 1980-1990 of over 101,000 housing units at prices which are affordable to persons who will need them. Most of this deficit will be in housing units affordable by persons earning under \$20,000. While the need for housing by this group will be over 99,000 units, only 12,500 units are likely to be produced. This amounts to a deficit of over 86,500 units for households earning under \$20,000. There is also expected to be a shortfall of 110,500 smaller units to accommodate the one and two person households which will be formed in this decade. Whereas, the need of this segment of the population will be for predominantly small units, the majority of the units likely to be produced will be three or four bedroom ones.

In the past, the Maryland homebuilding industry demonstrated the capacity to produce at the level re-

quired for the balance of the 1980s. In addition, the federal government provided housing subsidies for many thousands of units each year to construct and substantially rehabilitate rental housing. This made housing not only economically feasible to produce, but also affordable to low and moderate income persons. These federal funds have now been terminated and have not been replaced by any other source.

Without federal or State subsidies, the low and moderate income Marylanders will not have the housing they need in the 1980s and beyond. Without subsidies it is virtually impossible to produce housing for households with incomes under \$20,000. Even the Department of Economic and Community Development's tax-exempt financed programs are unable to serve households with incomes less than \$20,000 and using conventional financing, housing typically cannot be built for persons earning less than \$25,000 to \$30,000. For instance, to make up the projected deficit in 1990 of 38,900 units needed by households earning less than \$10,000, while simultaneously providing subsidies essential to allow the housing to be affordable by such households, could require an annual estimated subsidy of approximately \$175 million.

In summary, this report suggests that within five years we face ever worsening problems of housing affordability for many of Maryland's lower income citizens, particularly the elderly, blacks and single parent families who already suffer disproportionately the most acute housing problems. Within five years, without intervention, there will be an even larger gap between the number of housing units needed for all persons of low and moderate incomes and the supply available. The cost, size and type of housing units being built and expected to continue to be built, is not what is needed to meet present and future housing needs of Maryland's expanding population. Neither is there an assured source of financial assistance to provide subsidies to low and moderate income Marylanders who need them.

Housing Goals and Objectives

In light of the previously cited housing needs in Maryland as well as the experience of the members, the Housing Policy Commission hereby recommends the following general goals and objectives for the State, the Governor, the General Assembly and the Department of Economic and Community Development.

Goals

1. The State should encourage diversity of the housing stock in each jurisdiction appropriate to the present and projected needs of the people of Maryland.
2. The State should preserve and encourage maximum utilization of the existing housing stock.
3. The State should assure equal access to all for housing.
4. The State should review all existing and future housing programs to assure that priority be given to those households with the greatest need.
5. The State should facilitate the effective utilization of the private and voluntary organizations committed to the adequate housing of the people of Maryland.

Objectives

1. The Governor and the General Assembly should provide the

Department with additional resources to develop new and to expand existing financial assistance programs which directly serve households earning less than \$20,000 annually. Specifically, funds should be provided to:

- a. develop new and expand existing programs which lever other sources of funds, such as HUD/UDAG, HUD/CDBG, to serve those of lowest income and in greatest need;
 - b. target revolving general obligation bond monies to households and organizations serving households with incomes under \$20,000;
 - c. expand the Community Development Administration's (CDA) elderly rental program;
 - d. expand the CDA's housing rehabilitation program;
 - e. expand the Maryland Housing Fund's pilot project to the entire State; and
 - f. adequately maintain assistance to homeowners during periods of involuntary unemployment.
2. The Governor and the General Assembly should provide the Department with additional resources for the provision of technical assistance to strengthen existing housing expertise and to develop such expertise where none exists.
 3. The Governor and the General Assembly should provide the Department with the legal authority to develop, establish and monitor a uniform code and standards for both new housing construction and rehabilitation.

4. The Governor and the General Assembly should encourage the reuse of both existing vacant public and private buildings for housing.
5. The Governor and the General Assembly should use their political influence to encourage the federal government to reconsider the provision of housing subsidies for those with the lowest income and in greatest need.
6. The Governor and the General Assembly should recognize that general obligation bonds and mortgage revenue bonds compete in different markets and that revenue bonds do not rely on the full faith and credit of the State, and thus, should encourage the maximum utilization of revenue bonds to produce affordable housing.
7. The Department should develop special programs to assist groups involved in neighborhood development efforts which provide housing for households earning less than \$20,000 annually.
8. The Department, in conjunction with other appropriate State agencies, should assist local governments, churches, non-profit organizations, and other groups to determine the extent of homelessness within their communities and to develop emergency shelters and/or other facilities to meet the housing needs of the homeless.
9. The Department should continue to encourage and assist the Affordable Housing Conference Committee to develop solutions for the provision of affordable housing in the State.

I. CHARGE OF THE COMMISSION

In 1983 the General Assembly passed legislation creating the Maryland Housing Policy Commission. As charged by this legislation, the Commission has the responsibility "to assist the Secretary (of the Department of Economic and Community Development) in identifying opportunities to increase the housing supply for individuals of low and moderate income and to increase opportunities for homeownership by those individuals." In fulfilling this responsibility the Commission, among other tasks, is to

“develop, adopt and annually update a housing plan, policy, and needs statement for the State which shall...include an assessment of the progress of the Department in implementing the plan, policy and needs statement, and be presented to the Governor and the General Assembly;...”

Over the past year the Housing

Policy Commission has worked diligently to complete its charge and to prepare this report. The first task undertaken by the Commission was the drafting of a housing policy statement for Maryland. This statement was recommended to and approved by the Governor on November 23, 1984 in Executive Order 01.01.1984.10. The second task undertaken by the Commission was a review of housing and demographic trends in Maryland and an analysis of housing needs of low and moderate income Marylanders. This review and analysis was completed in October 1984. The third task undertaken by the Commission was the setting of goals and objectives for expanding housing opportunities for low and moderate income Marylanders based both on the analysis of housing needs and the experience of the Commission members. This task was completed in December 1984.

The Commission also undertook a review of the housing finance, insurance, technical assistance and codes

programs of the Department of Economic and Community Development. The Commission did not, however, assess the Department's progress in implementing the housing policy and plan outlined in this report because it was thought to be inappropriate to assess the Department's past activities based on newly established goals and objectives.

The results of each of the three tasks undertaken by the Housing Policy Commission, as well as a description of the housing programs of the Department of Economic and Community Development, are included in this first annual report to the Governor and General Assembly. The Commission presents this report in the hope that the seriousness of the housing situation in Maryland will receive the public attention and governmental action it requires. In the opinion of the Commission the right of every Maryland citizen to decent and affordable housing is currently in serious jeopardy.

I. CHARGE OF THE COMMISSION

...of the Department of Housing and Urban Development, the Commission is charged with the task of studying the housing problem in the United States and recommending effective measures for its solution. The Commission is also charged with the task of studying the housing problem in the United States and recommending effective measures for its solution.

The results of one of the first studies conducted by the Commission are set forth in this report. The Commission is also charged with the task of studying the housing problem in the United States and recommending effective measures for its solution. The Commission is also charged with the task of studying the housing problem in the United States and recommending effective measures for its solution.

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B. Increased Efforts to Curtail Revenue Bonds as a Financing Source for Housing Programs

Analysis of the Federal and State revenue bond market has shown that the market is still in a state of flux. The Commission is also charged with the task of studying the housing problem in the United States and recommending effective measures for its solution.

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II. BACKGROUND ISSUES

The Housing Policy Commission was created in 1983 in an atmosphere of major concern. The national and State housing industries were in the midst of one of the worst economic recessions in fifty years and massive cutbacks in federal housing finance programs were beginning to have an

impact. In this negative economic and political climate the State began to reassess its housing mission focusing on activities which responded more directly to the housing needs of its citizens. These efforts resulted both in the creation of the Commission to assist in identifying increased housing

opportunities for low and moderate income Marylanders and in a more vigorous pursuit of funds by the Department of Economic and Community Development to support its housing programs. These efforts, however, have been constrained by several factors.

A. Lack of Recognition of the Value of Housing as an Economic Activity

Housing is both a key part of the Maryland economy and a critical component of the State's social infrastructure. Housing programs (rehabilitation and new construction), produce and maintain temporary and permanent jobs, income and tax revenue. Jobs (skilled and unskilled) are directly created and retained in the residential construction industry and indirectly sustained in small busi-

nesses selling construction materials and supplies, appliances, furniture and carpets as well as in the financial community, real estate industry. More specifically, 75,495 jobs (35,950 jobs in residential construction and 39,545 jobs in businesses associated with residential construction) or 3.8 percent of the total employment in Maryland were created or retained as a result of the housing industry in

1982.* In 1983 residential construction activity and related services were valued at \$4.3 billion (\$2.3 billion in residential construction contracts and \$2.0 billion in related services) or 7.6 percent of gross State product.* The Commission believes that such a contribution by the Maryland housing industry to the State's economy is significant and should be recognized.

B. Increased Efforts to Curtail Revenue Bonds as a Financing Source for Housing Programs

At both the federal and State levels of government efforts to curtail the issuance of tax-exempt revenue bonds for housing have intensified. Federal concern is related to the loss of tax revenue needed to offset rising federal deficits. The federal government has already imposed an annual ceiling on the volume of single family mortgage revenue bonds that can be issued within each state. State concern is

related to the State's ability to raise long term capital at reasonable rates and the assumption that revenue bonds and general obligation bonds compete in the same market. Revenue bonds, however, are not backed by the "full faith and credit" of the State, as are general obligation bonds, and thus, do not compete with, nor appear to affect the Standard and Poor's or Moody's ratings

of general obligation bonds. If the State were to arbitrarily limit the sale of revenue bonds, private capital used to produce housing would be unduly constrained. The Commission believes that the difference between revenue bonds and general obligation bonds should be recognized and that the use of revenue bonds to produce housing should not be curtailed, but increased.

*Sources for these statistics on construction are the *Census of Construction Industries*, 1982 and the *U.S. Statistical Abstract*, 1983.

C. Lack of Sufficient General Obligation Bonds and General Funds for Housing Programs

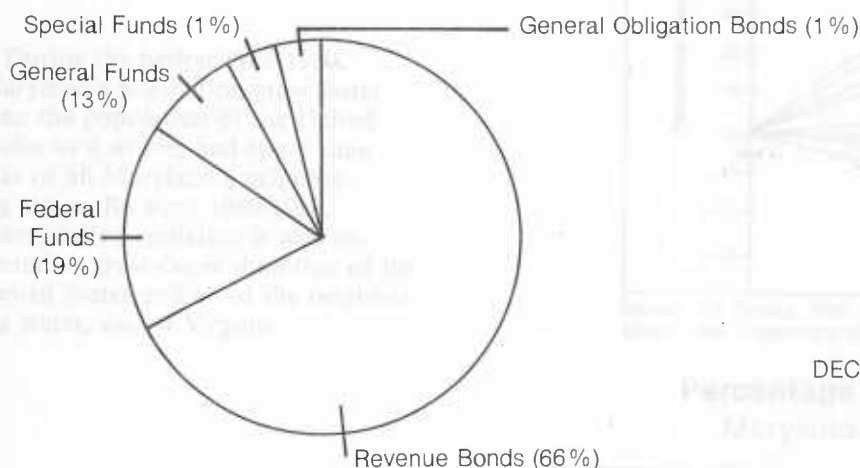
Most of Maryland's existing housing programs are funded through the sale of tax-exempt revenue bonds secured by mortgages on property and by insurance provided by Federal Housing Administration or the Maryland Housing Fund. For example, in FY 1985 of the \$578.2 million in public funds projected to be spent on housing in the State by the Departments of Economic and Community Development and Human Resources, \$387.3 million or 66 percent will be financed through the

issuance of revenue bonds. Of the remaining funds, \$112.3 million (19 percent) will be financed from federal funds, \$74.4 million (13 percent) from State general funds and \$7.8 million and \$4.2 million (1 percent each) from State general obligation bonds and special funds. The \$74.4 million general fund expenditure and \$7.8 million general obligation bond expenditure amount to only an estimated 2.0 percent and 3.7 percent of total expenditures from these two State sources, respectively. Thus,

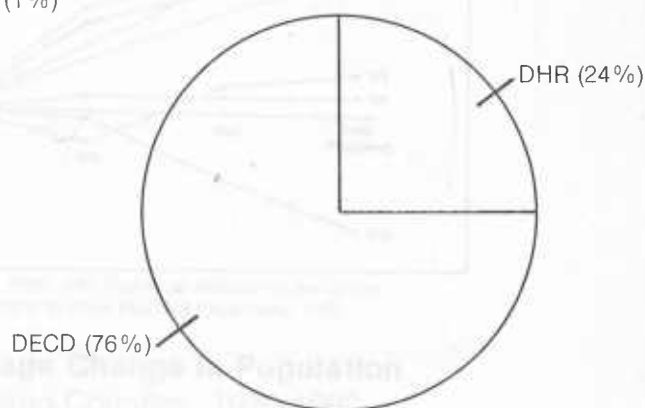
revenue bonds alone are insufficient to finance production of housing in Maryland. In particular, additional general obligation bond and general fund expenditures are needed to finance housing programs for households earning less than \$20,000 a year, clients which currently cannot be served by revenue bond financed programs. The Commission believes that additional general obligation bonds and general funds should be provided to support housing programs in Maryland.

**Housing Expenditures
(FY 1985)**

**By Source
of Funds**



By State Agency



III. REVIEW OF HOUSING TRENDS AND ANALYSIS OF HOUSING NEEDS

A. Population and Household Growth

1. Population Growth

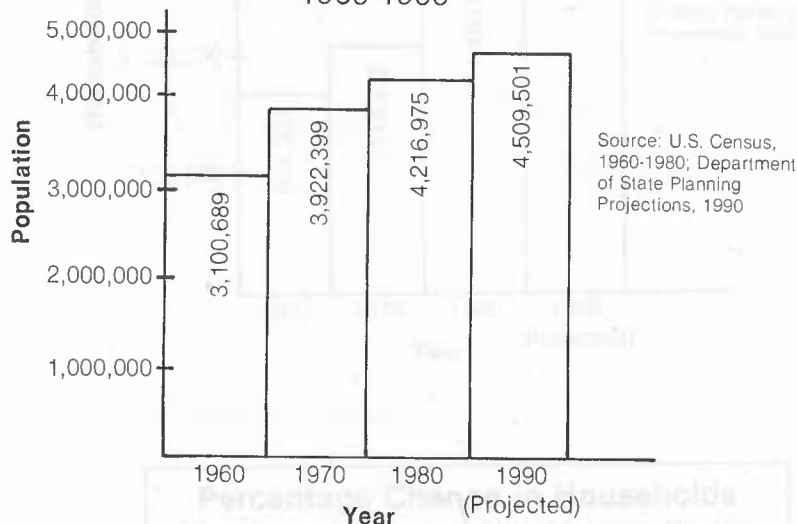
The population of Maryland experienced significant growth during the period 1960-1970, growing from 3,100,689 persons in 1960 to 3,922,399 persons in 1970 — a 27 percent increase.

During the next period, 1970-1980, the State's population began to stabilize, growing only by 8 percent resulting in a population of 4,216,975 by 1980. This stable trend is expected to continue through the period 1980 to 1990, when population is expected to grow by 7 percent, resulting in a projected population of 4,509,501 in 1990.

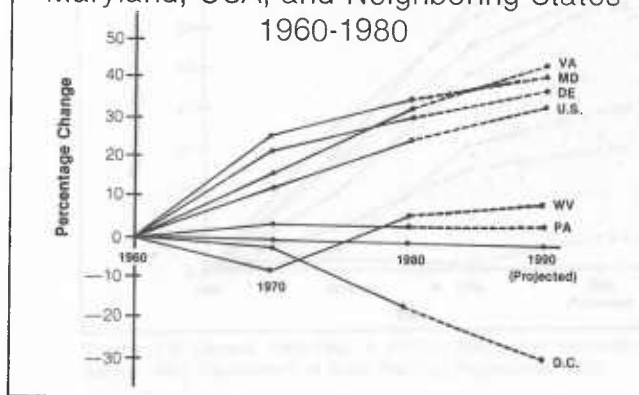
During the period 1960-1980, Maryland's population grew faster than the population of the United States as a whole, and faster than that of all Maryland's neighboring states. Between 1980-1990, Maryland's population is also expected to grow faster than that of the United States and all of the neighboring states, except Virginia.

Baltimore City and Allegany County were the only jurisdictions to decline in population during the decade 1970-1980; the rest of the State's counties grew. The three counties with the greatest increase in population were: Howard (92%), Calvert (68%) and Charles (53%).

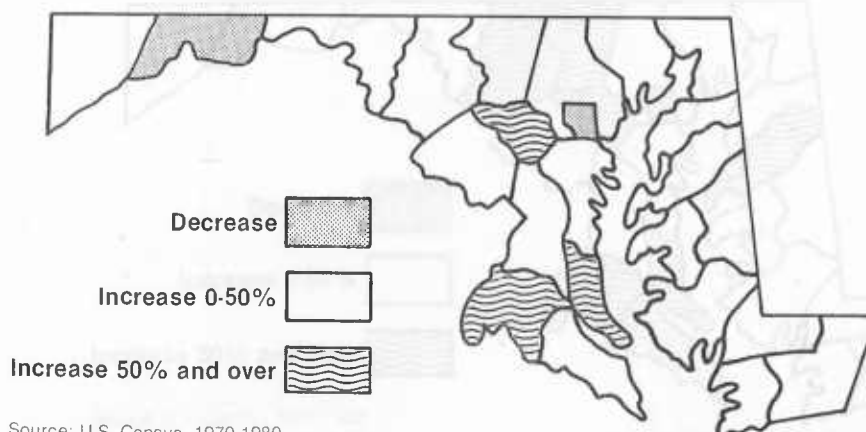
**Maryland Population Growth
1960-1990**



**Percentage Change in Population
Maryland, USA, and Neighboring States
1960-1980**



**Percentage Change in Population
Maryland Counties, 1970-1980**



2. Household Growth

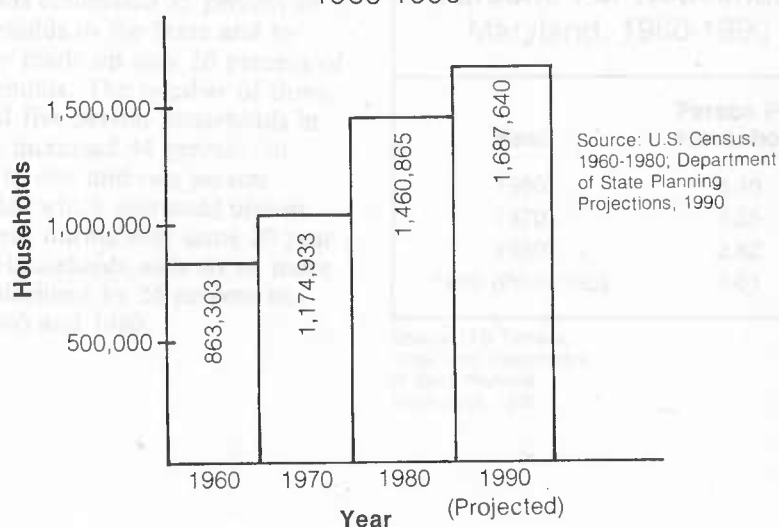
In an analysis of housing demand, the rate of growth of household formation is the most significant factor. Household growth has a direct impact on the number and type of housing units that will be required.

The growth in the number of households in Maryland was significant throughout the last two decades, during which the number of households increased 70 percent. In 1960, there were 863,303 households in Maryland. By 1970, households increased a dramatic 36 percent, to 1,174,933. By 1980, the number of households had also increased substantially by 24 percent, to 1,460,865. By 1990, the number of households in the State is projected to increase another 16 percent, to 1,687,640.

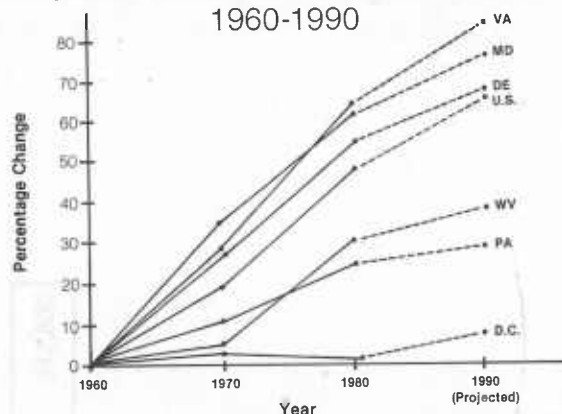
During the period 1960-1980, the percentage increase of Maryland's households was greater than the percentage increase in households in the United States as a whole, and more than that of Maryland's neighboring states, except for Virginia. Between 1980-1990, Maryland is expected to continue to have a faster growth rate in the number of households, exceeding the rates for the United States and its neighboring states, except for Virginia.

The counties with the largest growth in number of households from 1970-1980 were: Howard (137%), Calvert (94%) and Charles (77%). The number of households in Baltimore City declined by 3 percent.

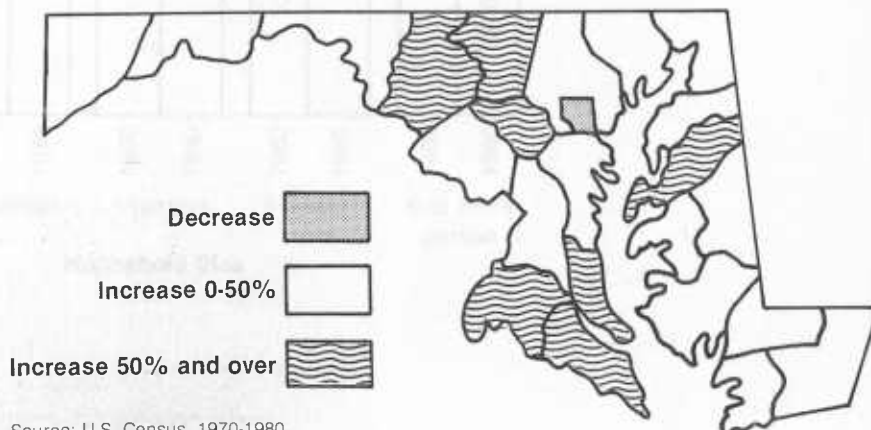
Maryland Household Growth
1960-1990



Percentage Change in Households
Maryland, USA, and Neighboring States
1960-1990



Percentage Change in Households
Maryland Counties, 1970-1980



3. Household Size

The growth in the number of households in Maryland has been even greater than the population growth since the 1960s. This increase has occurred because there has been a significant shift towards smaller households in the State.

During the period 1960 to 1980, the number of one person households more than tripled, and the number of two person households nearly

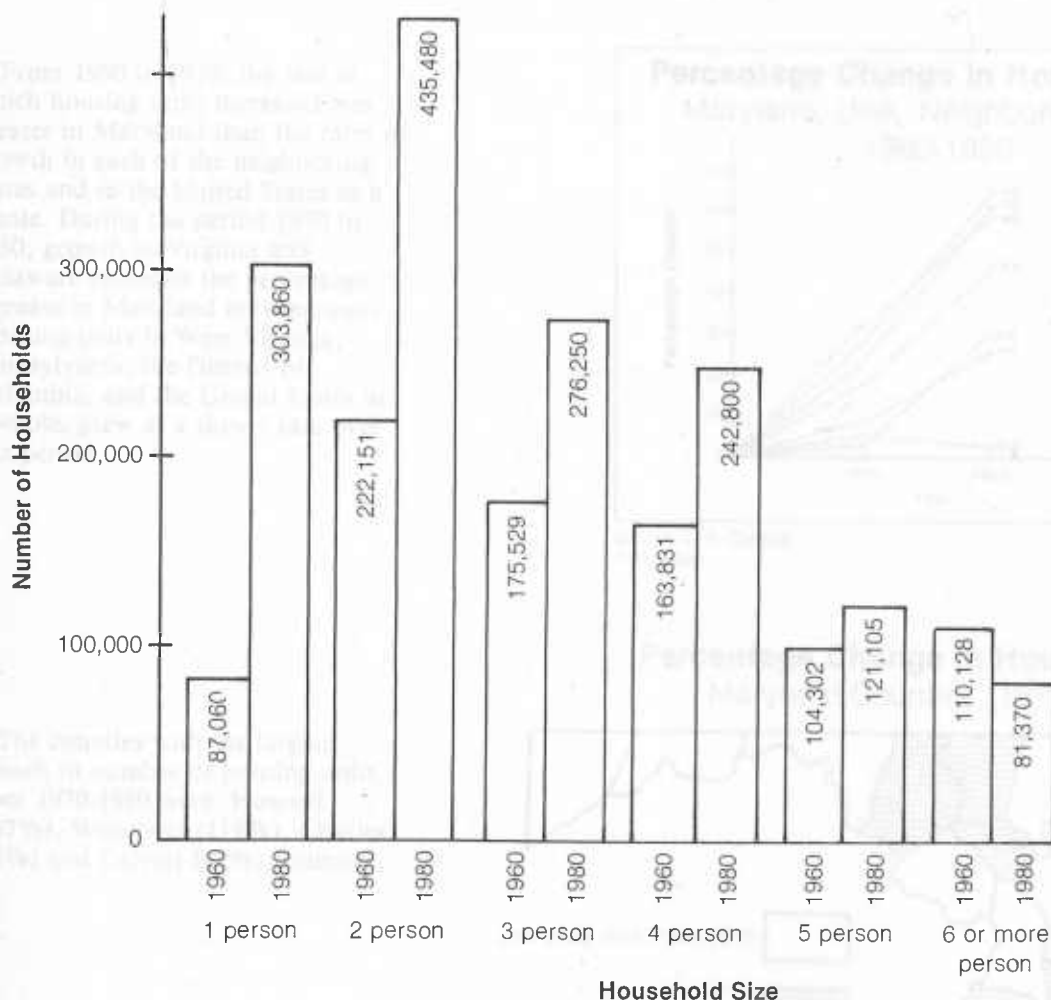
doubled. In 1960, one and two person households comprised 35 percent of all households in the State and by 1980 they made up over 50 percent of all households. The number of three, four, and five person households in the State increased 44 percent, in contrast to one and two person households which increased almost 140 percent during that same 20 year period. Households with six or more persons declined by 26 percent between 1960 and 1980.

Persons Per Household Maryland, 1960-1990

Year	Person Per Household
1960	3.48
1970	3.25
1980	2.82
1990 (Projected)	2.61

Source: U.S. Census,
1960-1980; Department
of State Planning
Projections, 1990

Maryland Household Size 1960, 1980



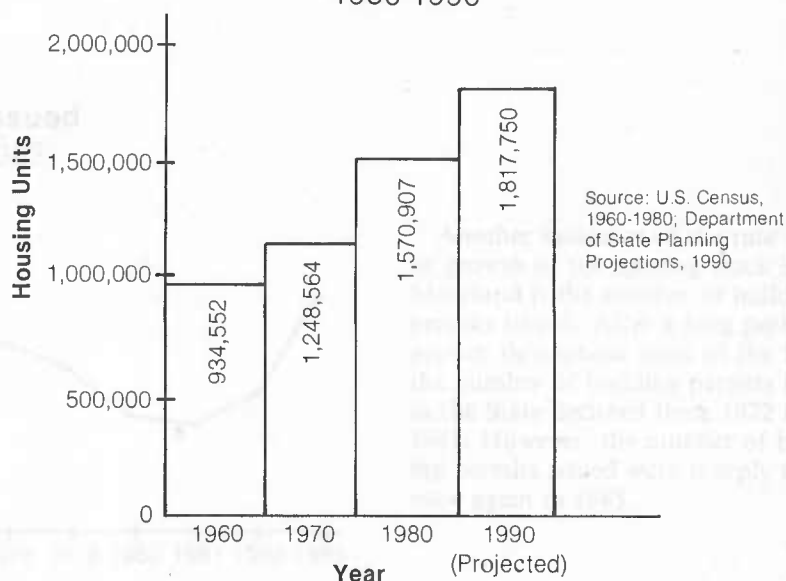
Source: U.S. Census, 1960, 1980

B. Housing Units Growth

1. General Unit Growth

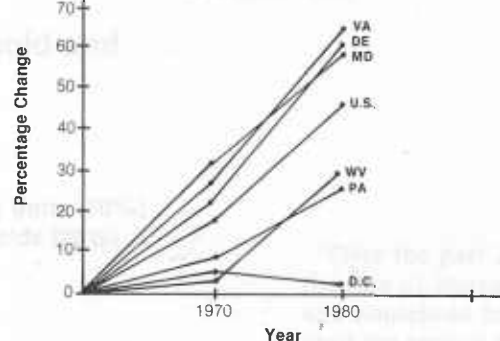
In 1960, there were 934,552 housing units in Maryland. By 1970, the number of housing units had increased 34 percent to 1,248,564 and by 1980, housing units had increased 26 percent to a total of 1,570,907 units. Between 1980 and 1990 the number is expected to increase by 16 percent to a total of 1,817,750 housing units.

Maryland Housing Unit Growth
1960-1990



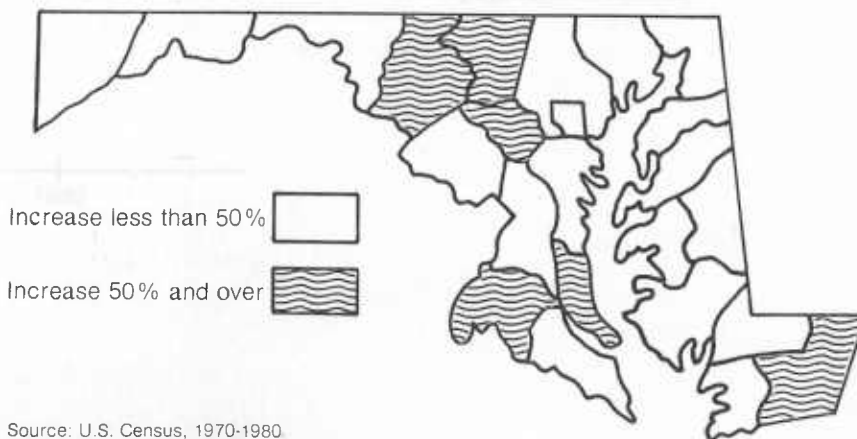
From 1960 to 1970, the rate at which housing units increased was greater in Maryland than the rates of growth in each of the neighboring states and in the United States as a whole. During the period 1970 to 1980, growth in Virginia and Delaware exceeded the percentage increase in Maryland housing units. Housing units in West Virginia, Pennsylvania, the District of Columbia, and the United States as a whole, grew at a slower rate over this period.

Percentage Change in Housing Units
Maryland, USA, Neighboring States
1960-1980



The counties with the largest growth in number of housing units from 1970-1980 were: Howard (137%), Worcester (119%), Charles (68%) and Calvert (62%) Counties.

Percentage Change in Housing Units
Maryland Counties, 1970-1980



2. Housing Unit Growth by Type and Size

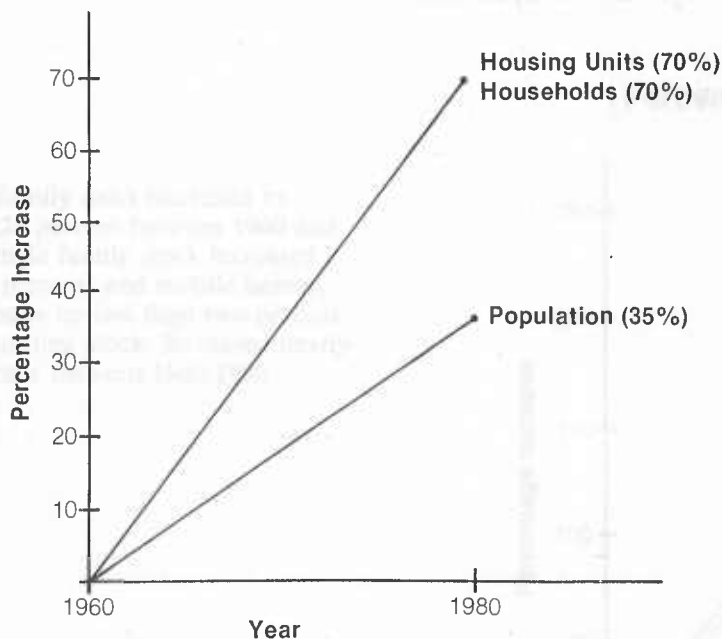
Building Permits Issued Maryland, 1970-1983



Source: U.S. Census, 1960-1980
Building Permits Reports, U.S. Census, 1970-1983

Another indicator of the rate of growth of the housing stock in Maryland is the number of building permits issued. After a long period of growth throughout most of the 1960s, the number of building permits issued in the State declined from 1972 to 1981. However, the number of building permits issued were sharply up once again in 1983.

Comparison of Population, Household and Housing Unit Growth Maryland, 1960-1980



Source: U.S. Census, 1960-1980

Over the past 20 years in Maryland the rate of increase in housing units and household formation was greater than the rate of population increase. The number of housing units and households both increased nearly 70 percent, compared to a population increase of 35 percent. The type and size of units produced, however, have not met the needs the changing population requires.

2. Housing Units Growth by Type and Size

Although single family homes still comprise the largest share of Maryland's housing stock, they have been a declining share of the housing stock since 1960. Multifamily housing as a percent of the State's housing stock has doubled since the 1960s. Single family homes made up only 72 percent of the State's housing inventory in 1980 and multifamily units equalled 26 percent, compared to 86 percent and 13 percent, respectively, in 1960.

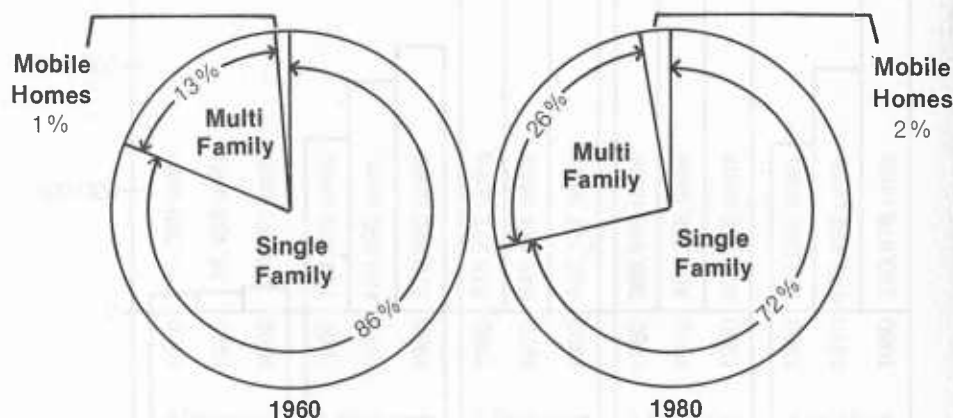
Housing Units by Type
Maryland, 1960-1980

Unit Type	1960	1970	1980
Single Family	800,305	924,679	1,118,548
Multifamily	124,425	289,658	402,679
Mobile Homes	9,521	20,343	28,453
Total*	934,251	1,234,680	1,549,680

*Year round housing units

Source: U.S. Census, 1960-1980

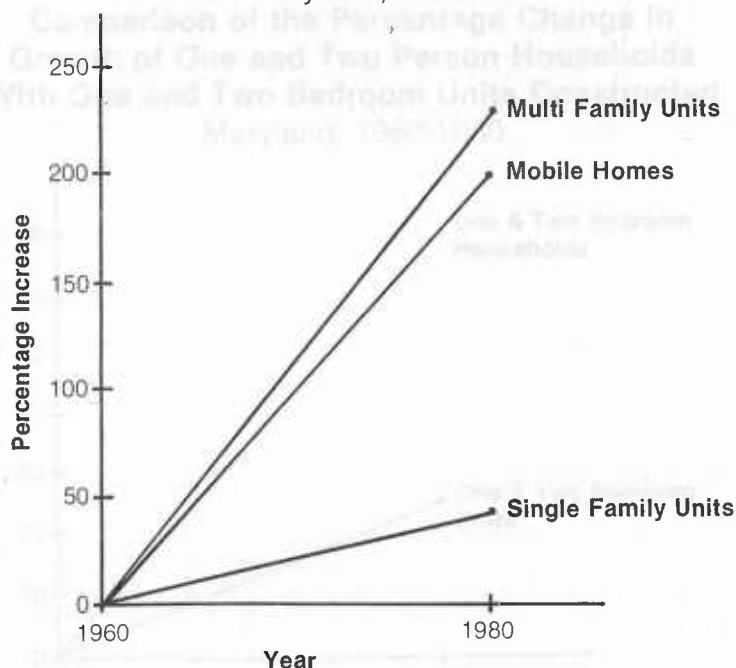
Housing Units By Type
1960-1980



Source: U.S. Census, 1960-1980

Multifamily units increased by nearly 224 percent between 1960 and 1980. Single family stock increased only 40 percent, and mobile homes, which make up less than two percent of the housing stock, increased nearly 200 percent between 1960-1980.

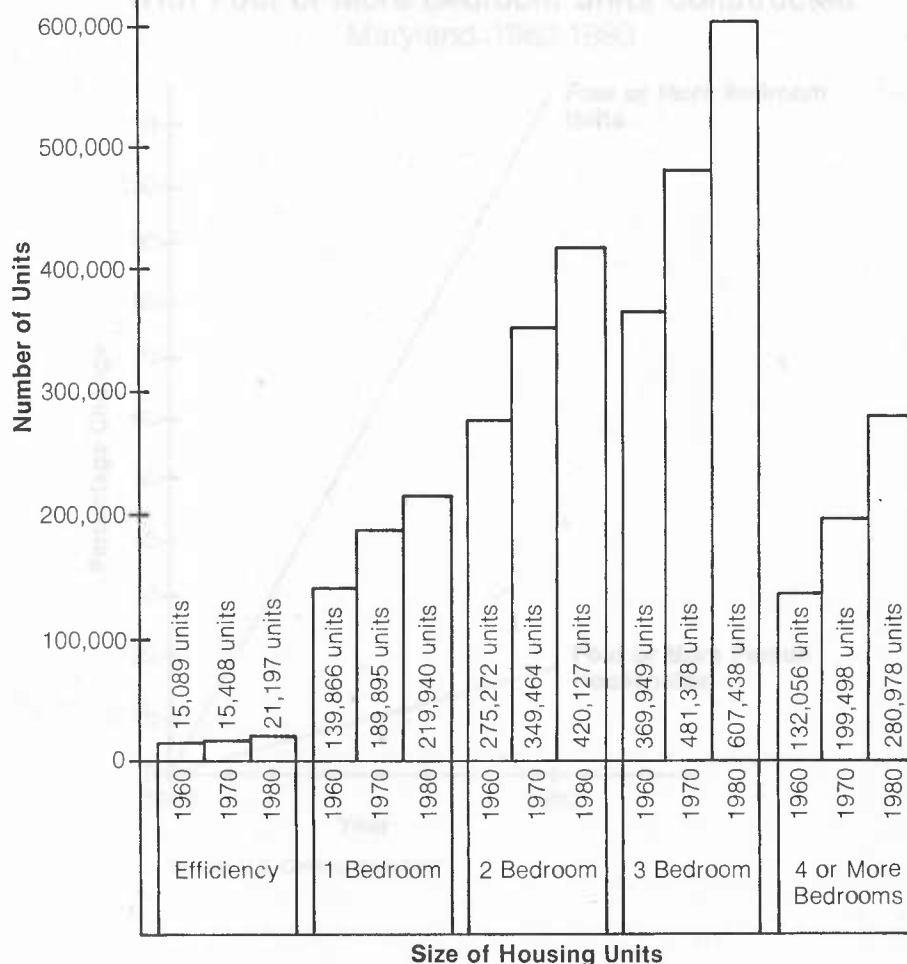
Percentage Increase in Type of Unit
Maryland, 1960-1980



Source: U.S. Census, 1960-1980

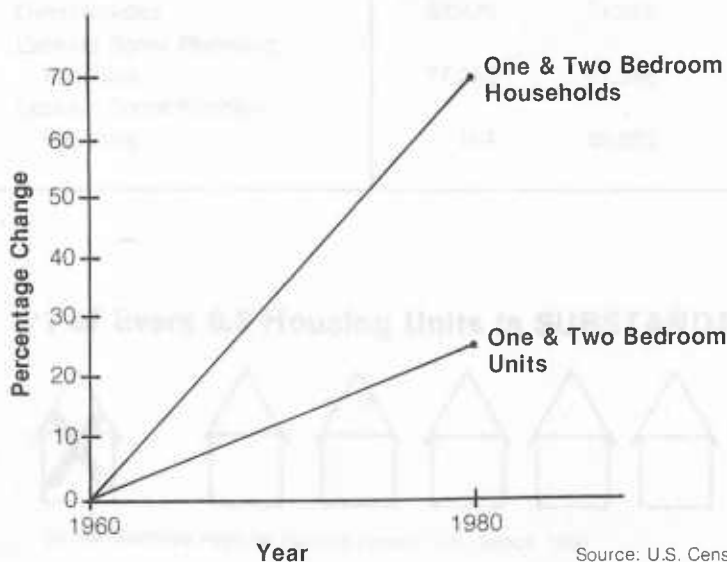
Between 1960 and 1980, the size of housing units being built significantly increased. The number of efficiency, one, and two bedroom units increased from 430,227 in 1960 to 661,264 in 1980, a 54 percent increase. During the same period, units with three or more bedrooms increased from 502,005 to 888,416, an increase of over 77 percent. The unit size which showed the greatest percentage increase during this 20 year period was the four or more bedroom category which rose from 132,056 to 280,978, an increase of over 112 percent.

Growth of Housing Units by Size
Maryland, 1960-1980



Source: U.S. Census, 1960-1980

Comparison of the Percentage Change in Growth of One and Two Person Households With One and Two Bedroom Units Constructed
Maryland, 1960-1980



Source: U.S. Census, 1960-1980

The mismatch in the growth of large housing units and large households is even more dramatic. Between 1960 and 1980 the number of housing units with four or more bedrooms increased by 112 percent, whereas the number of four or more person households increased by only 18 percent. This mismatch creates and sustains the affordability gap forcing people to purchase or rent "more house" than they require, at a cost higher than they desire.

Comparison of the Percentage Change in Growth of Four or More Person Households With Four or More Bedroom Units Constructed
Maryland, 1960-1980



Source: U.S. Census, 1960-1980

C. Substandard Housing

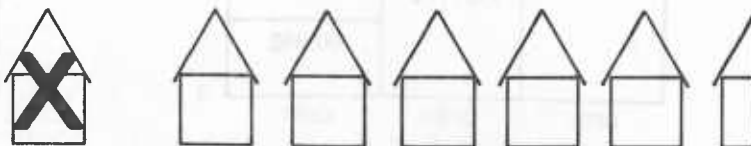
Although these conditions have definitely improved over the last two decades, the overcrowded conditions and substandard housing units in Maryland remain a serious problem. The Census no longer classifies housing units as standard or substandard, but data are collected and published on such factors as overcrowdedness, lack of plumbing facilities, and lack of kitchen facilities. According to these criteria, there has been a significant improvement in Maryland's housing stock since 1960.

The Baltimore Regional Planning Council, using the previously discussed criteria, as well as others correlated with substandard housing, have created a statistical model that estimates the number of substandard housing units in the State. In 1980, there were an estimated 206,700 housing units, 13 percent of the State's housing stock, in substandard condition. It is estimated that households with incomes under \$10,000 occupy 62 percent of the substandard units in the State.

Maryland's Housing Stock by Substandard Categories
1960-1980

Categories	Number of Units		
	1960	1970	1980
Overcrowded	83,471	74,228	27,550
Lacking Some Plumbing Facilities	77,352	51,346	17,447
Lacking Some Kitchen Facilities	N/A	45,883	27,848

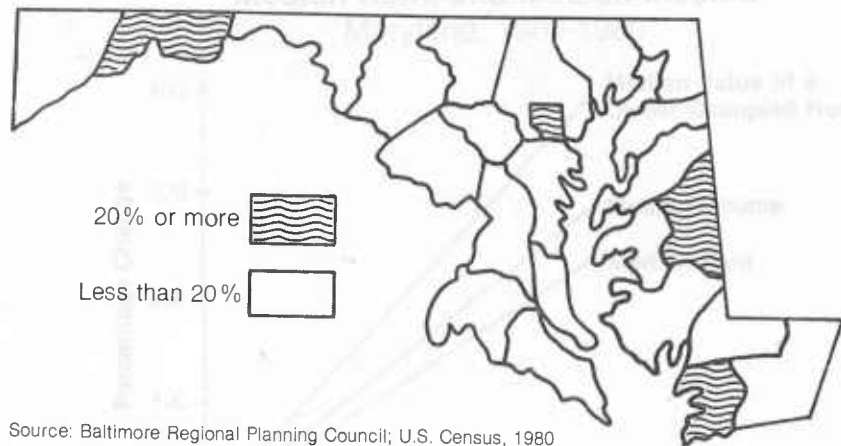
1 of Every 6.5 Housing Units is SUBSTANDARD



Source: Baltimore Regional Planning Council; U.S. Census, 1980

Substandard Housing Maryland, 1980

Baltimore City has the highest incidence of substandard housing, with over 26 percent of its stock falling into this category. Other counties with high levels of substandard units are Allegany (25%), Caroline (23%) and Somerset (21%).



Source: Baltimore Regional Planning Council; U.S. Census, 1980

D. Housing Costs and Affordability

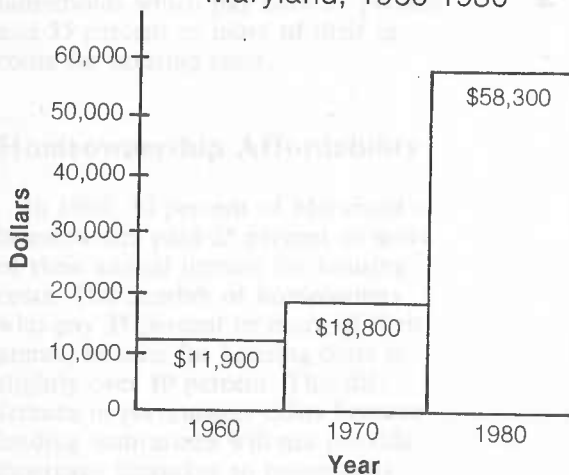
1. Housing Costs

While increasing at a relatively modest rate in the 1960s, the cost of housing soared in the last decade. In 1960, the median value of owner-occupied housing in the State was \$11,900 and by 1970 this median value had risen 58 percent to \$18,800. During the 1970s when the prices of single family homes grew rapidly, the median value of owner-occupied

homes in Maryland rose to \$58,300, an increase of over 210 percent.

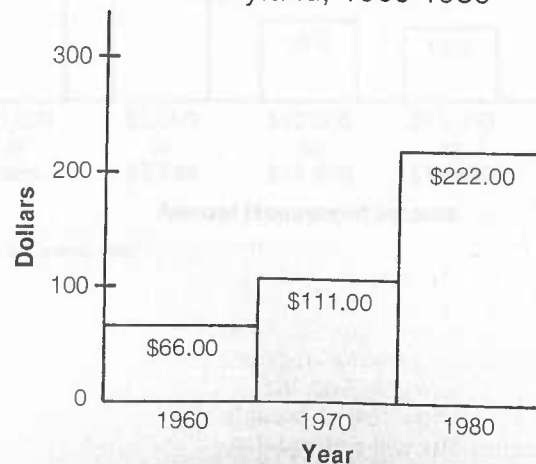
The same increase can be seen in the cost of rental housing. Median rent increased 68 percent from \$66 in 1960 to \$111 in 1970. By 1980, the median rent doubled to \$222. Although data pertaining to housing costs in the U.S. Census is often considered to be under estimated, it does provide relative comparisons between the statistics for each time period.

Value of Owner Occupied Housing
Maryland, 1960-1980



Source: U.S. Census, 1960-1980

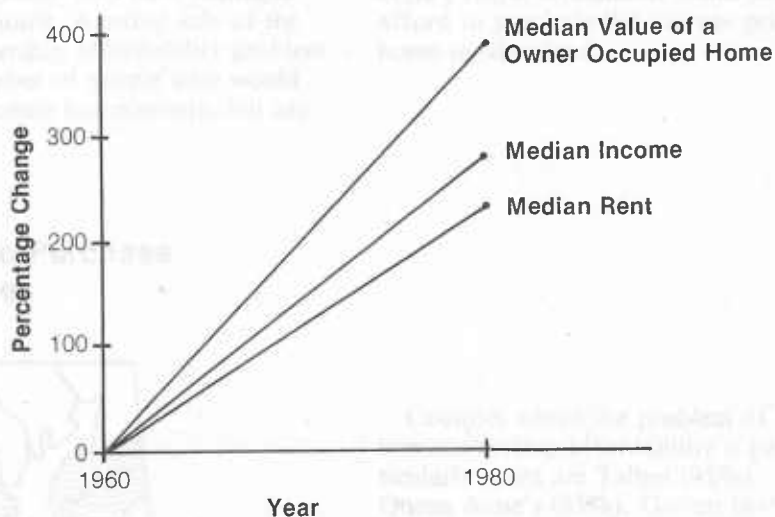
Median Rent
Maryland, 1960-1980



Source: U.S. Census, 1960-1980

The gap between the cost of housing and median income has widened considerably since 1960. Statewide, median income grew from \$5,417 in 1960 to \$20,281 in 1980; this represents an increase of over 274 percent. The median value of an owner-occupied home, however, increased 390 percent during the same period. The median rent for rental housing increased 236 percent.

Comparison of Percentage Change in Median Value of Owner Occupied Homes, Median Rent, and Median Income
Maryland, 1960-1980



Source: U.S. Census, 1960-1980

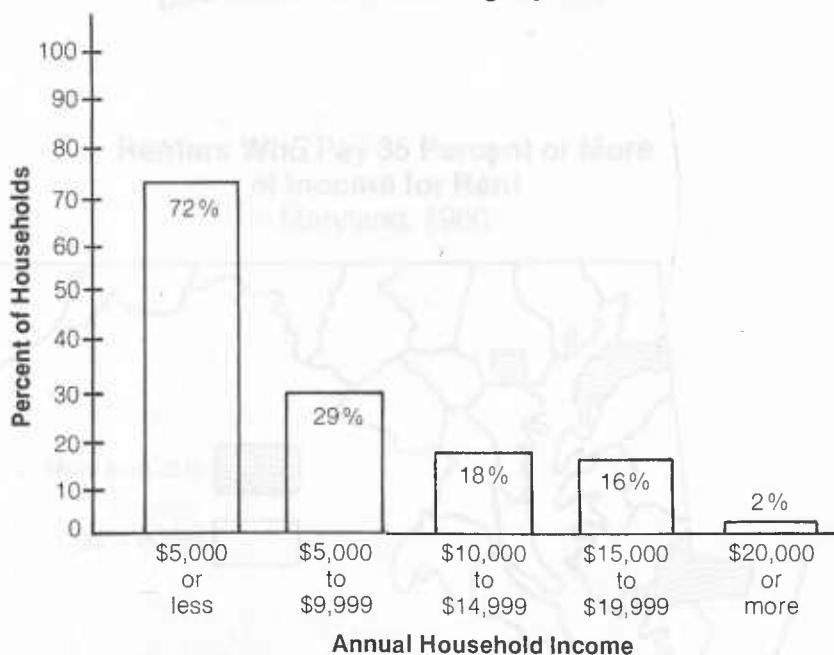
2. Housing Affordability

The ability to afford housing of a suitable size, in adequate condition, while paying a reasonable proportion of income is the determinant of housing needs. Historically, experts believed that housing should account for no more than 25 percent of household income. However, in the last few years as housing costs have increased the percentage of income required to purchase or rent housing has generally increased. Federal housing officials now consider 30 percent as appropriate. This report examines households which pay both 25 percent and 35 percent or more of their income for housing costs.

Homeownership Affordability

In 1980, 30 percent of Maryland's homeowners paid 25 percent or more of their annual income for housing costs. The number of homeowners who pay 35 percent or more of their annual income for housing costs is slightly over 10 percent. This difference in percentages exists because lending institutions will not provide mortgage financing to households with insufficient incomes.

Maryland Homeowners Paying More Than 35 Percent of Their Income for Housing by Income Level, 1980



Source: U.S. Census, 1980

In addition, more households with lower incomes pay 35 percent of their income for housing than do households with higher incomes. Of the State's homeowners who make less than \$5,000 annually, 72 percent pay 35 percent or more of their income for housing costs. In comparison, of homeowners making \$20,000 or

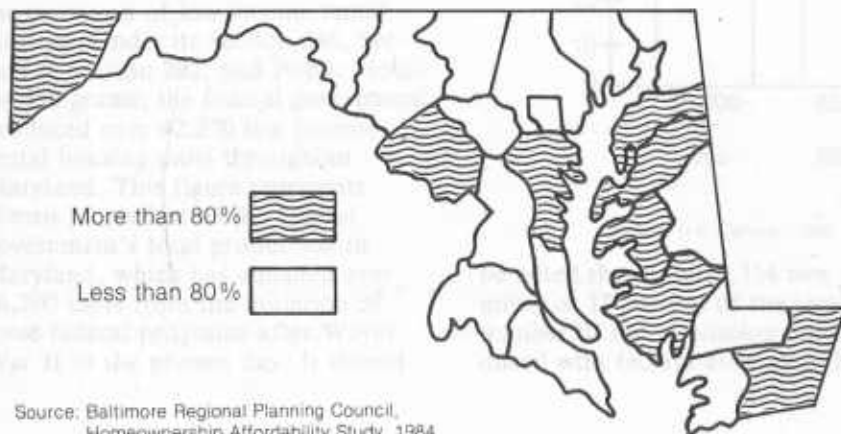
more, only 2 percent pay 35 percent or more for housing costs.

The previous data illustrate the problem of affordability for lower income persons who have managed to buy a home. Another side of the homeownership affordability problem is the number of people who would like to become homeowners, but are

unable to do so because they lack the necessary income. According to a 1984 study by the Baltimore Regional Planning Council, 71 percent of the State's rental households could not afford to purchase the average priced home in Maryland.

Renters Who Cannot Afford to Purchase Average Priced Homes

Maryland, 1980



Counties where the problem of homeownership affordability is particularly acute are Talbot (93%), Queen Anne's (85%), Garrett (84%), Montgomery (84%), Kent (84%), Worcester (84%), Anne Arundel (83%) and Dorchester (81%).

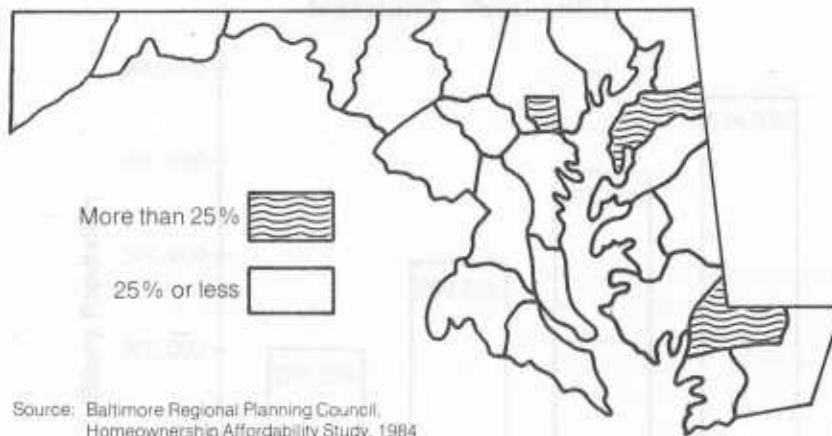
Rental Housing Affordability

In 1980, 43 percent of Maryland's renters paid 25 percent or more of their income for rent. Approximately 25 percent of the State's rental households paid 35 percent or more of their income for rent during that same year, which is up from 20 percent in 1970.

Jurisdictions which have a high percentage of renters paying 35 percent or more of their income for housing costs include Baltimore City (31%), Wicomico (36%) and Kent (26%) Counties.

Renters Who Pay 35 Percent or More of Income for Rent

Maryland, 1980



As with homeowners, more renters with low incomes paid a higher percentage of their income for housing costs than renters with high incomes. Of the renters in the State who earn less than \$5,000 annually, 79 percent paid 35 percent or more of their income for rent in 1980, compared to only 2 percent of those rental households making \$20,000 or more.

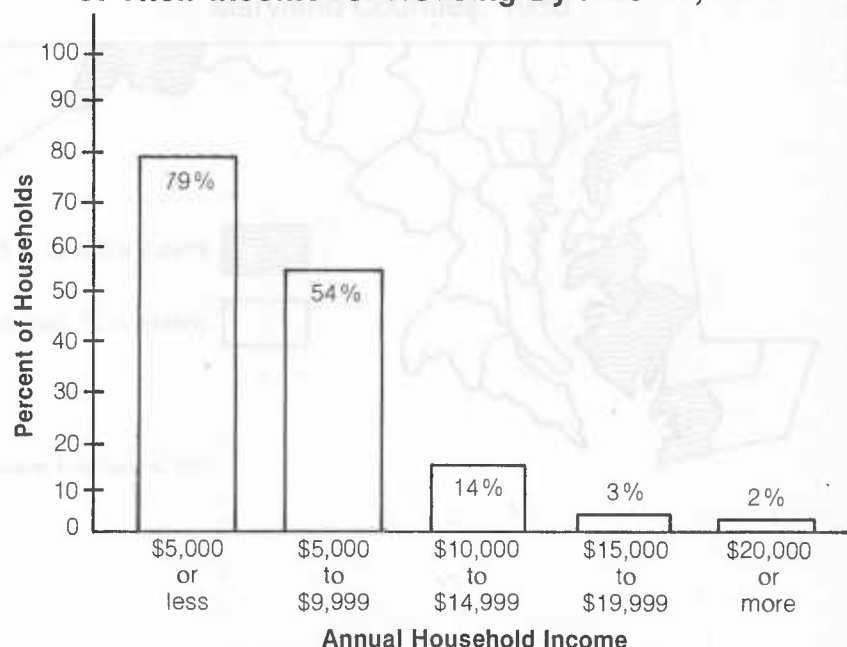
Federal Assistance for Rental Housing

Between 1974 and 1979, the federal government took a very active role in the provision of low income rental housing. Under its Section 236, Section 8, Section 202, and Public Housing Programs, the federal government produced over 42,270 low income rental housing units throughout Maryland. This figure represents almost 50 percent of the federal government's total production in Maryland, which has equalled over 86,200 units from the initiation of these federal programs after World War II to the present day. It should

be noted that only 13,334 new rental units, or 15 percent of the total number of rental housing units produced with federal assistance, have

been constructed since 1980. This clearly reflects the decline of federal involvement in the production of low income rental housing in the State.

Maryland Renters Paying More than 35 Percent of Their Income for Housing By Income, 1980



Source: U.S. Census, 1980

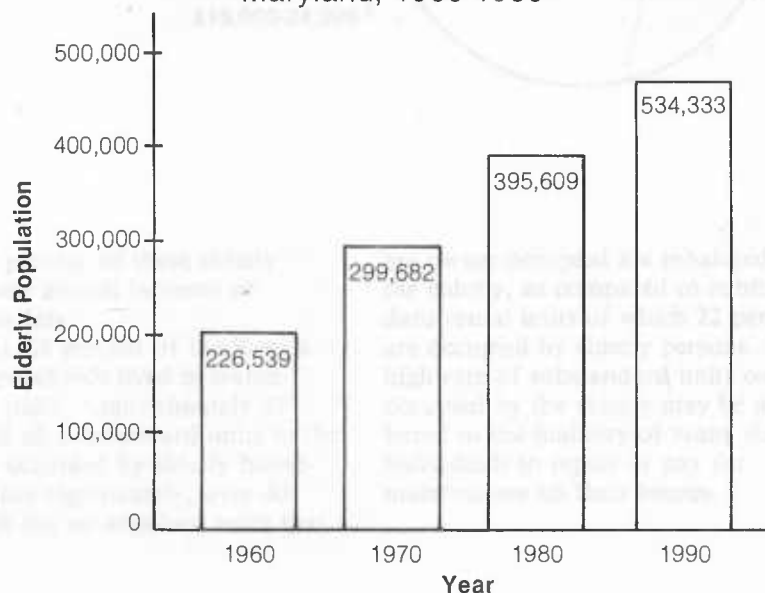
E. Housing for Special Populations

Some groups have even more extreme housing problems than the general population. In particular, the elderly, blacks, and single parent households have acute housing needs. While each of these three special population groups have unique problems, all have in common one overriding problem. All three groups have very low income — significantly below that of the general population.

1. Elderly Households

The number of individuals 65 years and older has steadily increased since 1960 when the elderly population was 226,539. By 1980, there were 395,609 elderly individuals in the State, an increase of 75 percent. This 1980 elderly population represented over 9 percent of the total population. By the year 1990, the elderly population is expected to reach 534,333 or almost 12 percent of the total population. This amounts to a 35 percent increase in the elderly population in the State between 1980-1990.

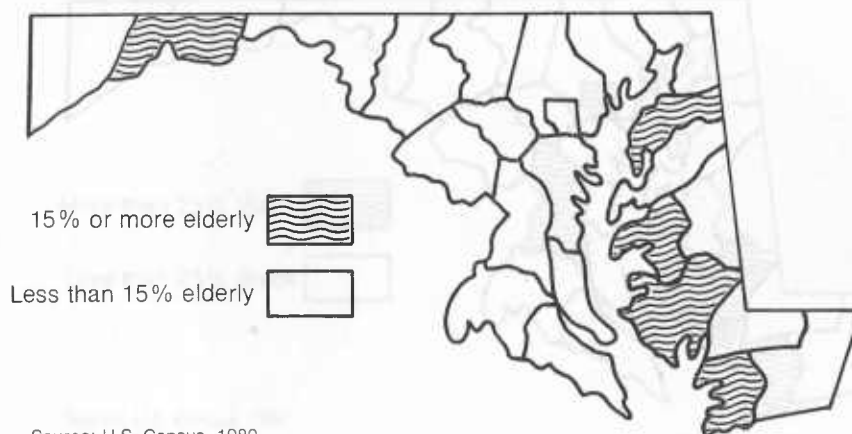
Growth of Elderly Population Maryland, 1960-1980



Source: U.S. Census, 1960-1980; Department of State Planning Projections, 1990

Counties with the largest percentages of elderly in 1980 include: Talbot (18%), Dorchester (16%), Somerset (16%), Allegany (15%) and Kent (15%).

Percentage of Elderly Maryland Counties, 1980



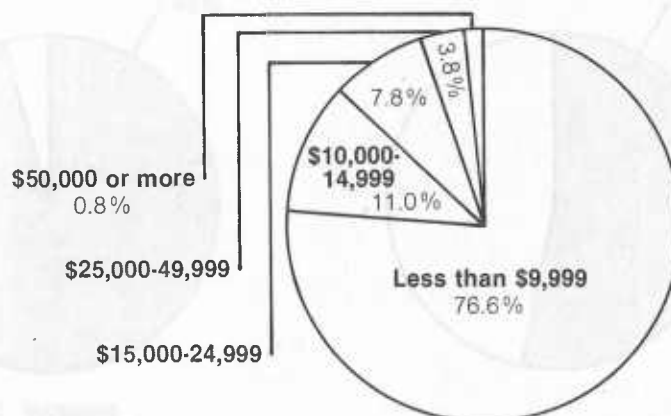
Source: U.S. Census, 1980

Income Distribution of Families with Householder 65 Years and Older, 1980



Source: U.S. Census, 1980

Income Distribution of Individuals 65 Years and Older, 1980



In 1980, there were 134,264 families headed by elderly individuals, which comprised 12 percent of the total families in the State. Nearly one-third of these elderly families had incomes of \$10,000 or less per year. In addition to elderly families, there were over 115,226 elderly individuals who lived alone or with other unrelated individuals in 1980. An aston-

ishing 76 percent of these elderly persons had annual incomes of \$10,000 or less.

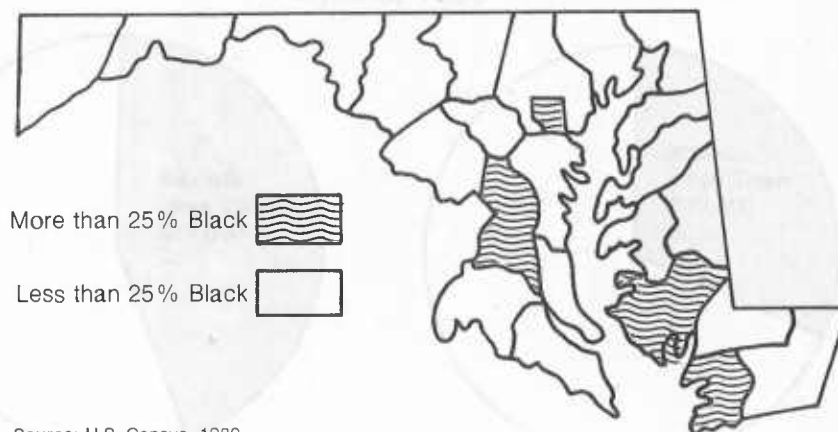
In 1980, 68 percent of the State's elderly households lived in owner-occupied units. Approximately 27 percent of all substandard units in the State are occupied by elderly households. More significantly, over 40 percent of the substandard units that

are owner-occupied are inhabited by the elderly, as compared to substandard rental units of which 22 percent are occupied by elderly persons. This high rate of substandard units owner-occupied by the elderly may be attributed to the inability of many elderly individuals to repair or pay for maintenance on their homes.

2. Black Households

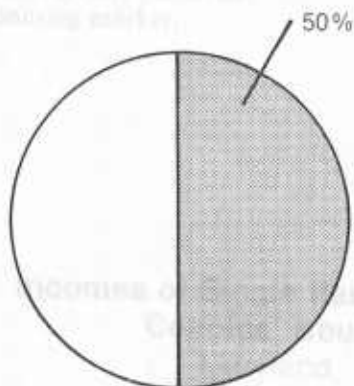
In 1980, there were 299,621 black households in Maryland which represented approximately 20 percent of the State's total households. The number of black households in the State increased by over 55 percent since 1970. Large numbers of black households live in Baltimore City (48%), Prince George's (36%), Somerset (29%) and Dorchester (26%) Counties.

Percentage of Black Households
Maryland Counties, 1980

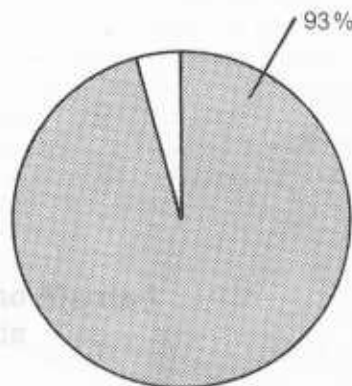


Source: U.S. Census, 1980

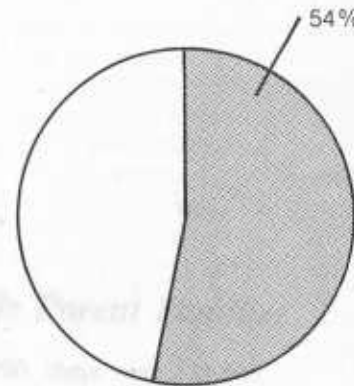
**Income Distribution of
Black Families with Householder
65 Years and Older**




**Income Distribution of
Black Individuals
65 Years and Older**



**Income Distribution of
Black Single Parent Families**



 **Incomes
of Less Than
\$10,000**

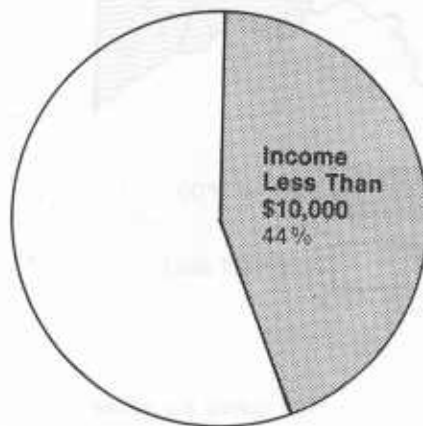
Source: U.S. Census, 1980

Thirty-four percent of the State's black households had annual incomes of \$10,000 or less. In 1980, 50 percent of the families headed by black individuals 65 years and older had incomes under \$10,000. This number was even higher for elderly blacks living alone, of whom over 93 percent had incomes under \$10,000. In addition, 54 percent of black single parent families had incomes below \$10,000 in 1980.

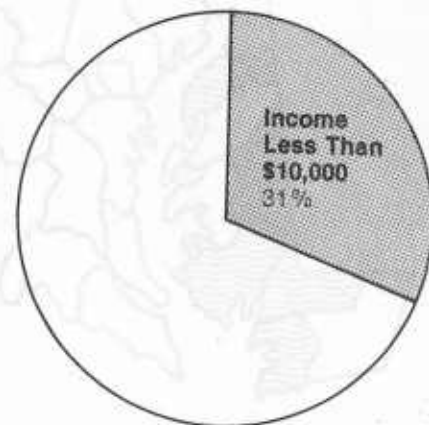
The incidence of poverty is particularly high among black renters. In 1980, over 44 percent of the State's black renters had incomes of \$10,000 or less, compared to 31 percent for white renters. This high percentage of low income among black renters coupled with the short supply of low income rental housing, has forced many blacks to pay a disproportionate amount of their income for rent or to live in overcrowded or substandard units. In 1980, approximately 28 percent of black rental households (49,710) paid 35 percent of their income for rent and made less than \$20,000 annually.

There is very little opportunity for black renters to enter the homeownership market. According to the Baltimore Regional Planning Council, only 14 percent of black renters statewide could afford the average priced home in the State. The combination of low incomes, the lack of affordable housing, and housing discrimination, which still exists, all combine to make black households among the most severely disadvantaged in the housing market.

Incomes of Black and White Renters Maryland, 1980



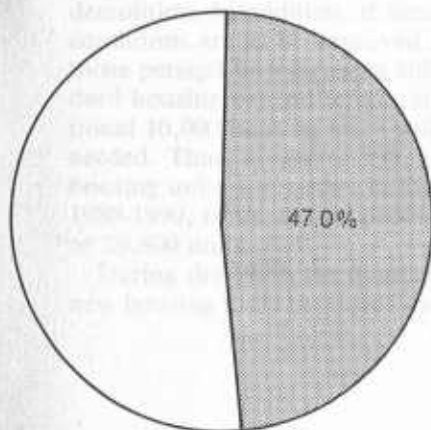
Black Renters



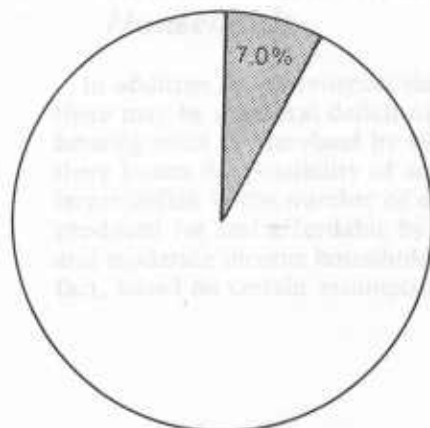
White Renters

Source: U.S. Census, 1980

Incomes of Single Parent and Married Couples' Households Maryland, 1980



Single Parent Households



Married Couples with Children

 Incomes Less Than \$10,000

Source: U.S. Census, 1980

3. Single Parent Families

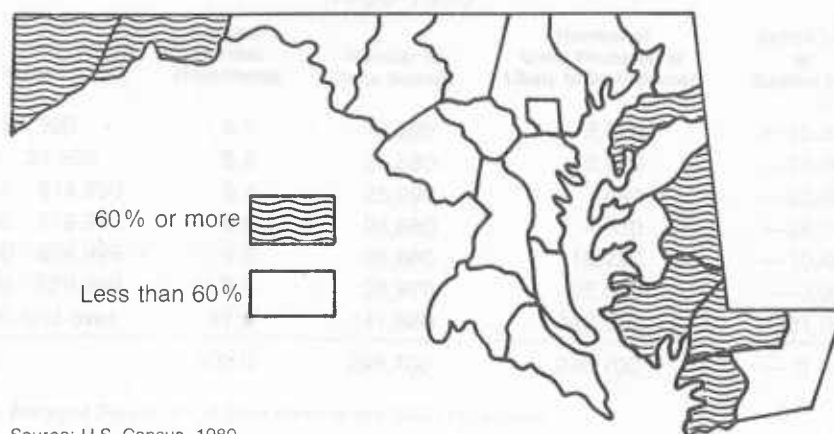
As of 1980, there were 124,045 single parent families in Maryland. This group has increased substantially in the last decade, up 71 percent from 72,492 such families in 1970. Nearly 22 percent of all families with children in the State are now single parent families. Of this group, the majority are headed by females. Eighty five percent of single parent households are headed by women.

One reason this group has housing problems is directly related to their incomes, which are very low. Forty seven percent or 58,183 of all single parent households have annual incomes of under \$10,000. By contrast, only 7 percent of all families with children earn under that amount.

Several jurisdictions have especially high percentages of low income, single parent households. These jurisdictions include: Baltimore City (64%) and Allegany (68%), Dorchester (66%), Kent (62%), Somerset (62%), Caroline (61%), Garrett (61%), and Wicomico (61%) Counties.

In addition to the problem of very low income single parent families' housing problems are frequently compounded by discrimination. Many landlords refuse to rent to such households, either because they have children or because they are black (52 percent of all single parent households are black). Although the Census provides no data about the housing problems unique to single parent families, substandard conditions, overcrowding and housing affordability are clearly problems for these families.

Percentage of Low Income, Single Parent Families Maryland Counties, 1980



Source: U.S. Census, 1980

F. Need for Housing in 1990

1. General Need for New Units

Between 1980-1990 Maryland will need to produce 288,700 new housing units just to accommodate new household formation in this decade and to replace units that will be lost through fire, natural disaster or demolition. In addition, if housing conditions are to be improved for those persons now living in substandard housing beyond repair, an additional 10,000 housing units will be needed. Thus, a total of 298,700 new housing units are needed in the period 1980-1990, or an annual production of 29,800 units.

During the 1970s the number of new housing units produced averaged

33,700 annually. In the first half of the decade 1980-1984, 132,950 units have been built, an annual average of 26,600 units. Thus, in the balance of the decade 1985-1990, there will be a need for 165,750 new units or 33,150 units annually. At the rate of production for the first half of the 1980s, it appears that by 1990 Maryland will have a deficit of 32,850 units.

2. Need for Units for Low and Moderate Income Households

In addition to the prospect that there may be a general deficit of housing units in Maryland by 1990, there looms the possibility of an even larger deficit in the number of units produced for and affordable by low and moderate income households. In fact, based on certain assumptions,

there will be a deficit of over 101,000 units produced and available at prices affordable by households with incomes under \$30,000. For households with incomes under \$20,000 a year, the deficit is relatively greater — over 86,000 housing units. For those earning under \$10,000 a year, the deficit amounts to 38,900 units.

These estimates are based on the assumption that the relative distribution of household income that exists in 1984 will remain constant throughout the remainder of the decade. Using this distribution, estimates were made of the number of units expected to be needed by each income group. Estimates were then made of the actual production of units by cost for the years 1980-1984 and estimates of production expected for the balance of the decade for each income group. These estimates of housing need and production by income group were then compared.

The data show that, in this decade, there will be an oversupply of housing produced for and affordable by persons of higher income and a dramatic undersupply of housing produced for persons of lower income. Of the 298,700 units needed and likely to be produced in this decade, without subsidies, it is reasonable to expect that 242,950 units will be produced for persons with incomes of over \$30,000, whereas these households will require only 141,800 units. Conversely 12,510 units will be produced for persons earning under \$20,000, while the need of these households will equal 99,170 units.

Although based on assumptions, the preceding is a reasonable estimate of the housing needs which have and will go unmet in this decade unless subsidies are provided. The federal government has moved away from

Maryland Housing Production by Income Levels 1980-1990				
Income Range	Percent of Total Households	Number of Units Needed	Number of Units Produced or Likely to be Produced	Deficit (—) or Surplus (+)
Under \$4,999	6.3	18,820	3,590	—15,230
\$5,000 - \$9,999	8.9	26,580	2,920	—23,660
\$10,000 - \$14,999	8.4	25,090	1,490	—23,600
\$15,000 - \$19,999	9.6	28,680	4,510	—24,170
\$20,000 - \$24,999	9.6	28,680	18,220	—10,460
\$25,000 - \$29,999	9.7	28,970	25,020	—3,950
\$30,000 and over	47.5	141,880	242,950	+ 101,070
TOTAL	100.0	298,700	298,700	— 0 —

Sources: Maryland Department of State Planning and DECD Projections.

their traditional role of provider of both construction and operating subsidies and no alternative source for such subsidies has appeared. Without subsidies it is virtually im-

possible to provide new or substantially rehabilitated housing, which can be afforded by persons earning under \$20,000.

The Production of Housing Units by Size in Relationship to Household Size 1980-1990

Household Size	Units Needed by Household Size	Housing Unit Size	Units Produced or Likely to be Produced	Deficit (—) or Surplus (+)
1 Person	113,500	Efficiency	5,970	—110,510*
2 Person	98,570	1 Bedroom	28,380	
		2 Bedrooms	67,210	
3 Person	47,790	3 Bedrooms	119,480	+ 110,510**
4 Person	38,840	4 Bedrooms	77,660	
5 Persons or more	—	or more	—	
TOTAL	298,700		298,700	— 0 —

*One and two person households need 212,070 units, while 101,560 efficiency, one and two bedroom units will be produced; 212,070 — 101,560 = 110,510 deficit.

**Three or more person households need 86,630 units, while 197,140 three and four or more bedroom units will be produced; 86,630 — 197,140 = 110,510 surplus.

Sources: U.S. Census, 1980 and DECD Projections

3. Need for Units by Type and Size

There also may be a shortfall of 110,510 smaller units to accommodate the State's one and two person households by 1990. This projection is based on the assumption that the production of housing by unit size which occurred between 1970 and 1980 will remain constant throughout this decade. This means that the production of larger units (3 bedrooms or more) will far outpace the production

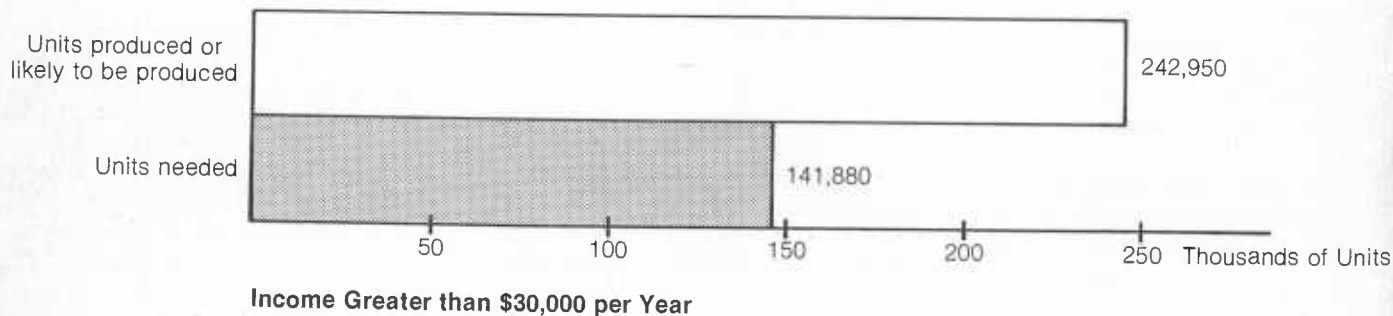
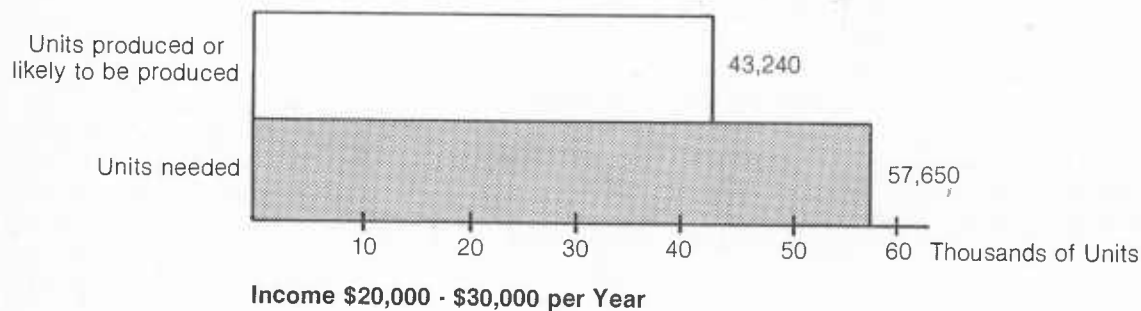
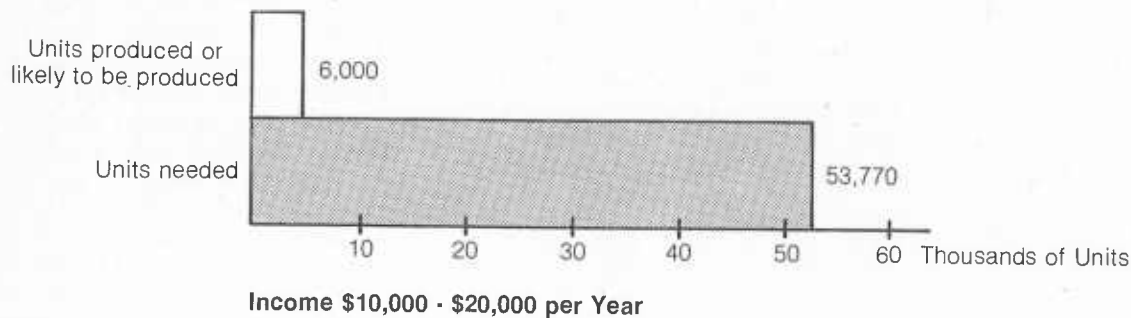
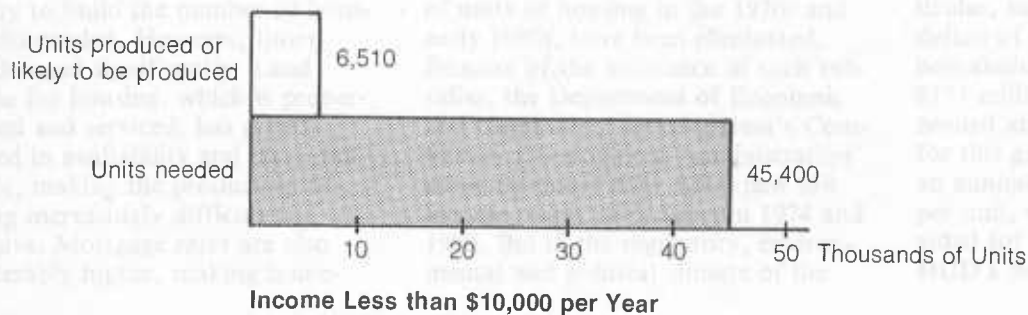
of smaller units (efficiency, one and two bedroom). It is also based on the assumption that the increase in households by size that occurred in the previous decade will be repeated in the 1980s. In other words, smaller households (two persons or less) will increase rapidly, while households of five or more will actually decline.

These data illustrate that during the 1980s, there will be a surplus of larger housing units to accommodate a decreasing number of larger households; while there will be a shortage of smaller units to meet the

needs of the State's increasing number of one and two person households. Of the total 298,700 housing units likely to be produced in the 1980s, it is expected that 101,560 smaller units will be produced; while the need of the State's newly created one and two person households will be for 212,070 units. In addition, it is expected that the production of the number of larger units will increase by 197,140 throughout the 1980s, while only 86,630 units are needed to accommodate larger households of 3 persons or more.

4. Need for Financial Subsidies

Comparison of Units Needed vs. Estimate of Units to be Produced Maryland, 1980-1989



Sources: Maryland Department of State Planning and DECD Projections

4. Need for Financial Subsidies

As the rate of production of the 1970s shows, Maryland's home building industry clearly has or had the capacity to build the number of housing units needed. However, times have changed significantly. Land suitable for housing, which is properly zoned and serviced, has greatly declined in availability and increased in price, making the production of housing increasingly difficult and expensive. Mortgage rates are also considerably higher, making home-

ownership unattainable to most who do not own a home and rental units more costly to build and rent. Federal subsidies, which made feasible the new construction and substantial rehabilitation of many thousands of units of housing in the 1970s and early 1980s, have been eliminated. Because of the assistance of such subsidies, the Department of Economic and Community Development's Community Development Administration alone produced over 8,500 new low income rental units between 1974 and 1980. But in the regulatory, environmental and political climate of the

1980s, support for such federal subsidies has disappeared.

To produce the number and type of units affordable by lower income households, however, will require subsidies from some source. In particular, based on the above projected deficit of 38,900 units needed by households earning under \$10,000, \$175 million in subsidies would be needed annually to provide housing for this group alone. This amounts to an annual average subsidy of \$4,500 per unit, which is typical of that provided for new units constructed under HUD's Section 8 housing program.

B. Objectives

1. The Governor and the General Assembly should provide the Department with additional resources to develop, test, and expand existing, feasible assistance programs which directly assist households earning less than \$10,000 annually. Specifically, funds should be provided:
 - a. develop new and expand existing programs which serve the needs of people, such as Black-ELITE, HUD CHRS, to meet the needs of lower income and to provide for:
 - i. senior housing projects; large low-rent units; public housing and development of other housing units with income caps; \$20,000;
 - ii. assist the Community Development Administration's (CDA) senior center program;
 - iii. expand the CDA's senior apartment program;
 - iv. expand the Maryland Housing Fund's other projects in the inner city; and
 - v. add newly available resources to low-income housing projects of low-income urban housing.
2. The Governor and the General Assembly should provide the Department with additional resources for the provision of financial subsidies to encourage, actively housing research and to develop other projects, other programs.
3. The Governor and the General Assembly should provide the

4. The Governor and the General Assembly should use their political influence in convincing the Federal Government to re-evaluate the availability of housing assistance for those with the lowest income and in greatest need.
5. The Governor and the General Assembly should recognize that general obligation bonds and mortgage revenue bonds issued in different markets and that revenue bonds do not require the full faith and credit of the State as backing and, thus, should encourage the continued utilization of revenue bonds to produce affordable housing.
6. The Department should develop special programs to assist groups in need in neighborhood development efforts which provide housing for households earning less than \$10,000 annually.
7. The Department, in consultation with other appropriate State agencies, should study local government, churches, non-profit organizations and other groups to determine the extent of homelessness within their communities and to develop strategies, studies and/or other facilities to meet the housing needs of the homeless.
8. The Department should continue to encourage and assist the Affordability Housing Evaluation Committee to develop initiatives for the provision of affordable housing in the State.

A. Goals

1. The State should encourage the diversity of the housing stock to meet the needs of the people of Maryland.
2. The State should promote and encourage maximum utilization of the existing housing stock.
3. The State should create equal access to all the housing.
4. The State should review all existing and future housing programs to

IV. COMMISSION GOALS AND OBJECTIVES

The previous statistics suggest that within five years Maryland faces ever worsening problems of housing affordability for many of its lower income citizens, particularly the elderly, blacks and single parent families who already suffer disproportionately the most acute housing problems. Within five years without intervention, there will be a major gap between the number of housing units needed for all persons of low and moderate incomes and the supply available. The cost, size and type of housing units being built and expected to continue to be built does not meet present and future housing needs of Maryland's expanding population. Nor is there an assured source of financial assistance to provide subsidies to low and moderate income Marylanders who need them in order to be able to afford housing.

In light of the previously cited housing needs as well as the experience of the members, the Housing Policy Commission hereby recommends the following general goals and objectives for the State, the Governor, the General Assembly and the Department of Economic and Community Development. In the coming year the Commission will review each goal and objective and make more specific recommendations to the Governor, the General Assembly and the Department.

A. Goals

1. The State should encourage the diversity of the housing stock in each jurisdiction appropriate to the present and projected needs of the people of Maryland.
2. The State should preserve and encourage maximum utilization of the existing housing stock.
3. The State should assure equal access to all for housing.
4. The State should review all existing and future housing programs to

assure that priority be given to those households with the greatest need.

5. The State should facilitate the effective utilization of the private and voluntary organizations committed to the adequate housing of the people of Maryland.

B. Objectives

1. The Governor and the General Assembly should provide the Department with additional resources to develop new, and to expand existing, financial assistance programs which directly serve households earning less than \$20,000 annually. Specifically, funds should be provided to:
 - a. develop new and expand existing programs which leverage other sources of funds, such as HUD/UDAG, HUD/CDBG, to serve those of lowest income and in greatest need;
 - b. target revolving general obligation bond monies to households and organizations serving households with incomes under \$20,000;
 - c. expand the Community Development Administration's (CDA) elderly rental program;
 - d. expand the CDA's housing rehabilitation program;
 - e. expand the Maryland Housing Fund's pilot project to the entire State; and
 - f. adequately maintain assistance to homeowners during periods of involuntary unemployment.
2. The Governor and the General Assembly should provide the Department with additional resources for the provision of technical assistance to strengthen existing housing expertise and to develop such expertise where none exists.
3. The Governor and the General Assembly should provide the

Department with the legal authority to develop, establish and monitor a uniform code and standards for both new housing construction and rehabilitation.

4. The Governor and the General Assembly should encourage the reuse of existing vacant buildings (both public and private) for housing.
5. The Governor and the General Assembly should use their political influence to encourage the federal government to reconsider the provision of housing subsidies for those with the lowest income and in greatest need.
6. The Governor and the General Assembly should recognize that general obligation bonds and mortgage revenue bonds compete in different markets and that revenue bonds do not require the full faith and credit of the State as backing, and, thus, should encourage the maximum utilization of revenue bonds to produce affordable housing.
7. The Department should develop special programs to assist groups involved in neighborhood development efforts which provide housing for households earning less than \$20,000 annually.
8. The Department, in conjunction with other appropriate State agencies, should assist local government, churches, non-profit organizations and other groups to determine the extent of homelessness within their communities and to develop emergency shelters and/or other facilities to meet the housing needs of the homeless.
9. The Department should continue to encourage and assist the Affordable Housing Conference Committee to develop solutions for the provision of affordable housing in the State.

APPENDIX A

CREATION OF THE MARYLAND HOUSING POLICY COMMISSION

(Annotated Code of Maryland,
Article 41, Section 257D)

§ 257D. Boards, commissions, etc., included within Department; Maryland Housing Policy Commission; Advisory Commission.

(a) The following boards, commissions, councils, corporations, associations, trusts, and divisions shall be included within the Department of Economic and Community Development:

- (1) The Advisory Commission on the State's Urban Regional Commission;
- (2) The Maryland Housing Policy Commission;
- (3) The Maryland Housing Policy Commission;
- (4) Maryland Advisory Commission on Atomic Energy;
- (5) Maryland Arts Council;
- (6) Maryland Historical Trust;
- (7) Maryland Industrial Development and Financing Authority;
- (8) Maryland Partnership Plan in the Southern United States; Board;
- (9) St. Mary's City Commission;
- (10) Economic Development Administration;
- (11) National Marketing Authority and Bureau of Market Development;
- (12) Maryland Regional Commission for the Coordination of the American Revolution;
- (13) Division of Tourism;
- (14) Commission on the American History and Culture;
- (15) Commission on Indian Affairs;
- (16) Maryland Housing Policy Commission.

(b) The Government shall also include such other agencies, commissions, boards, committees, groups or units of government as may be determined to be necessary to be part of the Department of Economic and Community Development.

(c) (1) There is a Maryland Housing Policy Commission to advise the Secretary as to the opportunities to increase the housing supply for individuals of low and moderate income and to provide opportunities for the same ownership by these individuals.

(2) The Commission shall consist of 11 members who shall be appointed by the Governor from the various regions of the State and shall include:

- (i) 1 person actively engaged in the residential building industry;
- (ii) 1 person actively engaged in the housing or mortgage banking industry;
- (iii) 2 local public officials involved with housing and community development activities;
- (iv) 1 person who is a member of government housing boards;
- (v) 1 person who is a member of a neighborhood organization or other group concerned with promoting low income housing; and
- (vi) 4 members of the public at large.

(3) The Secretary of the Office of Management and Enterprise and the President of the State Council on the Design of the Capitol shall serve as ex officio members of the Commission.

APPENDIX A

CREATION OF THE MARYLAND HOUSING POLICY COMMISSION

**(Annotated Code of Maryland,
Article 41, Section 257D)**

§ 257D. Boards, commissions, etc., included within Department; Maryland Housing Policy Commission; Advisory Commission.

(a) The following agencies, boards, commissions, councils, corporations, authorities, trusts, and divisions shall be included within the Department of Economic and Community Development:

- (1) The Maryland membership unit of the Appalachian Regional Commission
- (2) Development Credit Corporation of Maryland
- (3) Division of Economic Development
- (4) Maryland Advisory Commission on Atomic Energy
- (5) Maryland Arts Council
- (6) Maryland Historical Trust
- (7) Maryland Industrial Development and Financing Authority
- (8) Maryland membership unit of the Southern Interstate Nuclear Board
- (9) St. Mary's City Commission
- (10) Community Development Administration
- (11) Seafood Marketing Authority and Division of Market Development
- (12) Maryland Bicentennial Commission for the Commemoration of the American Revolution
- (13) Division of Tourism
- (14) Commission on Afro-American History and Culture
- (15) Commission on Indian Affairs
- (16) Maryland Housing Policy Commission.

(b) The Department shall also include such other agencies, commissions, boards, committees, councils or units of government as may hereafter pursuant to law be declared to be part of the Department of Economic and Community Development.

(c) (1) There is a Maryland Housing Policy Commission to assist the Secretary in identifying opportunities to increase the housing supply for individuals of low and moderate income and to increase opportunities for the home ownership by those individuals.

(2) The Commission shall consist of 10 members who shall be appointed by the Governor from the various regions of the State and shall include:

- (i) 1 citizen actively engaged in the residential building industry;
- (ii) 1 citizen actively engaged in the banking or mortgage banking industry;
- (iii) 2 local public officials involved with housing and community development activities;
- (iv) 1 citizen who is a resident of government assisted housing;
- (v) 1 citizen who is a member of a neighborhood organization or civic group concerned with promoting low income housing; and
- (vi) 4 members of the public at large.

(3) The Speaker of the House of Delegates or his designee and the President of the State Senate or his designee shall serve as nonvoting members of the Commission.

(4) The public members of the Commission shall serve terms of 4 years beginning July 1, 1983, except that a member appointed to fill a vacancy in an unexpired term or to succeed a member who is holding over serves only for the remainder of the term.

(5) The Governor shall designate a chairman and a vice chairman from among the public members of the Commission.

(6) For the purposes set forth in paragraph (c)(1) and under the direction of the Secretary, the Commission shall:

(i) Develop, adopt, and annually update a housing plan, policy, and needs statement for the State which shall be consistent with the purposes of paragraph (c)(1), include an assessment of the progress of the Department in implementing the plan, policy, and needs statement, and be presented to the Governor and the General Assembly;

(ii) Examine, develop, and recommend to the Secretary innovative programs relating to the building, financing, insuring and managing of housing for those families, elderly citizens, and other special populations that cannot be adequately served by the private market;

(iii) Review federal housing programs and make recommendations to the Secretary on the most effective use of those programs in this State;

(iv) Appear before federal agencies, Congress, and the General Assembly to advocate the need for housing policies and legislation designed to fulfill the purposes of paragraph (c)(1);

(v) Assist the Secretary in developing a public information service designed to bring available housing resources to the attention of populations in need;

(vi) On an annual basis, review existing housing programs within the Department and make appropriate recommendations for modification to the Secretary;

(vii) Review departmental proposals for new housing programs and make appropriate recommendations to the Secretary; and

(viii) Encourage and assist the efforts of local governments to develop mutual and cooperative solutions to common housing problems.

(7) The Secretary shall provide staff support to the Commission.

(8) Each public member shall serve without compensation but be entitled to reimbursement for expenses under the Standard State Travel Regulations.



APPENDIX B

DESCRIPTION OF THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT'S HOUSING PROGRAMS

As part of its mandate the Commission has also reviewed the Department of Economic and Community Development's (DECD) housing finance, technical assistance, insurance and codes programs. This review includes descriptions of: (1) program purpose and responsibilities, (2) program activity by geographic region, (3) program clients or beneficiaries and (4) program delinquency and/or claims experience.

DECD's housing programs all come under the direction and coordination of the Assistant Secretary for Housing and Community Development. These programs are administered by four major divisions, the Codes Administration, Community Development Administration, Division of Local and Regional Development and Maryland

Housing Fund. Each of these divisions and their respective programs as well as other relevant housing activities are presented in the following organizational chart.

1. Office of the Assistant Secretary for Housing and Community Development

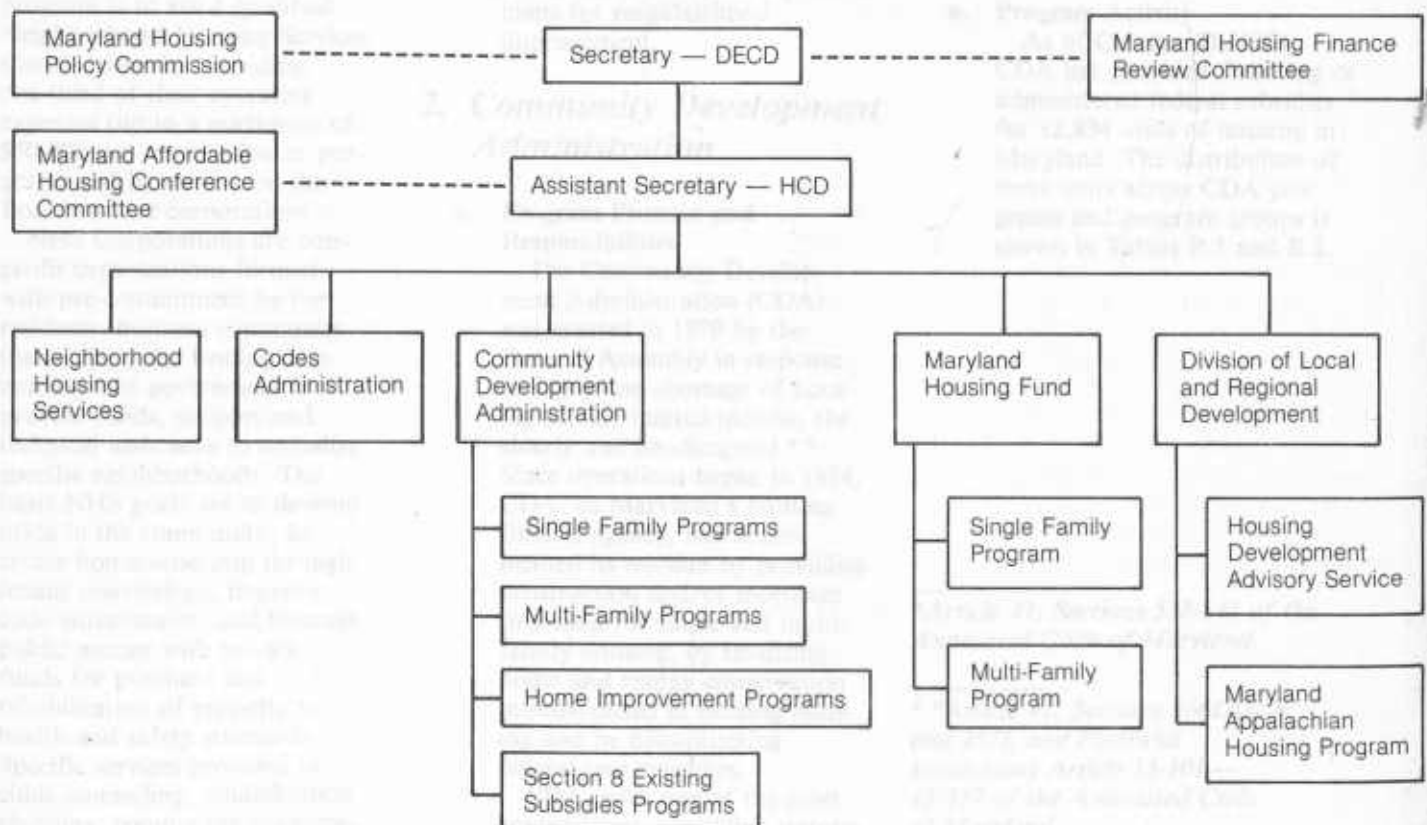
Not only is the Assistant Secretary responsible for the direction and coordination of all the Department's housing, community development and cultural programs, but two housing activities, the Affordable Housing Conference Committee and the Neighborhood Housing Services Program, are directly operated from this Office.

In addition, staff for the Housing Policy Commission is provided by the Office.

a. Affordable Housing Conference Committee

In January 1983, Maryland was one of four states selected by the U.S. Department of Housing and Urban Development to participate in the national "Joint Venture for Affordable Housing." As part of this effort the Maryland Affordable Housing Conference was held in July 1983. This Conference, which was sponsored by the Governor's Office, the General Assembly, and the Department of Economic and Community Development,

DECD Housing Programs



brought together over 250 Marylanders representing more than 100 groups interested in reducing housing costs. The goal of the Conference was to develop recommendations for State action to reduce housing costs for all Maryland citizens. Forty-one recommendations were developed in the areas of financing, infrastructure, land use, public activities, duplication of requirements, front end costs, and codes. At the conclusion of the Conference, the Affordable Housing Conference Committee responsible for organizing it, decided to continue to meet and work toward accomplishing the 41 recommendations of the Conference. The Committee has recommended several legislative proposals and educational and informational activities, some of which have been adopted and/or implemented.

b. Neighborhood Housing Services Program

Maryland's participation in the Neighborhood Housing Services Program (NHS) was initiated in 1983 with funds from the State.* The purpose of the program is to assist qualified Neighborhood Housing Services Corporations by providing one-third of their operating expenses (up to a maximum of \$50,000 per corporation or program) and by serving on the Boards of the corporations.

NHS Corporations are non-profit organizations formed with pre-commitment by the residents, business community (particularly the lending community) and government to provide funds, support and technical assistance to revitalize specific neighborhoods. The basic NHS goals are to develop pride in the community, increase homeownership through tenant conversions, improve code enforcement, and leverage public money with private funds for purchase and rehabilitation of property to health and safety standards. Specific services provided include counseling, rehabilitation planning, community organiza-

Table B.1
CDA's Cumulative Production By Program Group
(October 31, 1984)

Program Group	Units	CDA Mortgage and Construction Finances	Percent of Total
Multi-Family	16,021*	\$523,578,552	55.5%
Single Family	9,509	372,227,755	39.5
Home Improvement	3,762	47,326,647	5.0
HUD Existing	3,542	—	—
TOTAL	32,834	\$943,132,954	100.0%

*Includes 46 developments and 5,614 units for the elderly.

tion and financing for those not able to obtain credit from traditional sources through a revolving loan fund.

To date two NHS corporations and four programs in Cumberland and Baltimore City have been established. The existing NHS programs serve 32,550 low and moderate income residents, representing 9910 households. In addition, a total of \$712,720 in credit from the three revolving loan funds in Baltimore City has been provided to eligible borrowers in FY 1983, which has in turn leveraged \$9.6 million in loans for neighborhood improvement.

2. Community Development Administration

a. Program Purpose and Responsibilities

The Community Development Administration (CDA) was created in 1970 by the General Assembly in response to a growing shortage of housing for the limited-income, the elderly and handicapped.** Since operations began in 1974, CDA, as Maryland's housing finance agency, has implemented its mission by providing construction and/or mortgage financing for single and multi-family housing, by financing home and energy conservation improvements in existing housing and by administering federal rent subsidies.

CDA, with one of the most comprehensive enabling statutes

in the Nation, currently administers 20 different programs which provide a wide array of housing for Maryland residents. CDA's programs are funded by the proceeds from the sale of tax-exempt revenue bonds and notes totaling (\$1,274,945,325), by State general obligation bonds (\$74,100,000), by State appropriations (\$22,500,000), and by annual federal subsidies (\$35,000,000). CDA is totally self supporting and receives no tax dollars to support any of its direct or indirect operating expenses.

b. Program Activity

As of October 31, 1984, CDA has provided financing or administered federal subsidies for 32,834 units of housing in Maryland. The distribution of these units across CDA programs and program groups is shown in Tables B.1 and B.2.

*Article 41, Sections 538-543 of the Annotated Code of Maryland.

**Article 41, Sections 266DD1-8 and 257L and Financial Institutions Article 13-301 — 13-317 of the Annotated Code of Maryland.

Table B.2
CDA Cumulative Production By Program
(October 31, 1984)

Program	Year Implemented	Loans	Units	Mortgage/Construction Financing	Status
Maryland Home Financing	1974	2,701	2,701	\$ 71,975,770	Active
Section 236	1975	19	3,121	76,807,042	Fed. Funds Cut - Projects Managed by CDA
Tandem/Construction/Sec. 8	1975	18	1,834	71,350,022	Fed. Funds Cut
Section 8 Existing	1977	—	2,749	13,707,684	Active
Maryland Housing Rehabilitation	1978	1,262	2,329	30,105,982	Active
Section 8 New Construction C & P	1978	67	7,031	228,364,090	Fed. Funds Cut - Projects Managed by CDA
Homeownership Development	1980	1,790	1,790	91,410,640	Active
Mortgage Purchase	1980	5,018	5,018	208,841,345	Active
Section 8 Mod Rehab	1981	—	764	3,261,876	Active
Public Housing	1982	4	622	33,080,723	Active
Market Rate - MF	1982	17	3,413	113,976,675	Active
Residential Energy Conservation	1982	286	342	1,000,000	Converted into the HELP Program
Rental Housing Demo	1982	—	—	—	Converted into the Rental Rehab Program
Migrant Housing	1982	—	—	—	Active
Home and Energy - SF	1983	432	438	3,515,665	Active
Home and Energy - MF	1983	4	653	12,705,000	Active
Energy Bank	1984	—	—	—	Active
Emergency Homeowners Assistance	1984	—	—	—	Active
Elderly Rental Housing	1984	—	—	—	Active
Rental Rehabilitation	1984	—	29	—	Active
TOTAL		11,618	32,834	\$960,102,514	

Sixty-one percent of CDA's total production was accomplished between FY 1981 and FY 1984. Despite the massive cut-backs in federal interest and rent subsidy programs, CDA has maintained production capacity averaging 8,300 units annually over these five years. This is due primarily to the continuing use of revenue bonds to finance single and multifamily housing Statewide. Although CDA's single family and home improvement programs increased significantly by 112 percent and 140 percent, respectively, in FY

1984, the Existing HUD Section 8 federal subsidy programs, which are so vital to serving truly low income persons, added only 200 units Statewide. CDA's development of newly constructed, and substantially rehabilitated, market rate rental housing, and the single family bond issues undertaken "on behalf of" local government have also contributed to recent production growth.

While CDA's programs have progressively served more geographic areas of the State, the majority of CDA's past production has been located

in urban areas, especially Baltimore City, as shown in Tables B.3 — B.6. However, several rural counties, in particular, Charles and Washington, have made greater use of the programs than others. In general, CDA's home improvement programs have been used more widely by all of Maryland's jurisdictions, than the single family and multifamily finance programs. Achieving wider geographic distribution of the programs is an emerging goal of CDA.

Table B.3
CDA Cumulative Production By Region
 (October 31, 1984)

	Units	Financing	Percent Distribution
Baltimore Metro Area			
Anne Arundel	2,607	\$ 91,043,465	9.7%
Baltimore City	8,282	252,956,210	26.8
Baltimore County	2,871	100,109,778	10.6
Carroll	760	27,018,740	2.9
Harford	934	34,232,625	3.6
Howard	1,039	33,310,217	3.5
	16,493	\$538,671,035	57.1
Washington Metro Area			
Prince George's	2,968	\$ 95,905,276	10.2
Montgomery	3,380	108,623,234	11.5
Frederick	917	30,052,054	3.2
	7,265	\$234,580,564	24.9
Southern Maryland			
Calvert	176	\$ 6,673,367	0.7
Charles	1,497	55,686,517	5.9
St. Mary's	382	12,723,581	1.4
	2,055	\$ 75,083,465	8.0
Western Maryland			
Allegany	477	\$ 11,792,326	1.3
Garrett	59	1,270,800	0.1
Washington	1,162	32,365,706	3.4
	1,698	\$ 45,428,832	4.8
Eastern Shore			
Caroline	287	\$ 7,647,137	0.8
Cecil	97	3,008,350	0.3
Dorchester	233	6,273,383	0.7
Kent	61	1,769,070	0.2
Queen Anne's	79	2,620,415	0.3
Somerset	53	1,277,650	0.1
Talbot	206	5,278,325	0.6
Wicomico	627	17,282,515	1.8
Worcester	138	4,212,213	0.4
	1,781	\$ 49,369,058	5.2
TOTAL	29,292	\$943,132,954	100.0%

Table B.4
CDA Cumulative Single Family Mortgage Financing
 (October 31, 1984)

	Units	Homeownership Development Financing	Percent Distribution	Units	Mortgage Purchase Financing	Percent Distribution	Units	Maryland Home Financing	Percent Distribution
Allegany	—	\$ —	—	52	\$ 1,735,175	0.9%	61	\$ 1,196,100	1.7%
Anne Arundel	348	\$19,470,800	21.3%	591	28,664,490	13.7	347	10,218,600	14.2
Baltimore City	147	4,998,400	5.5	1,464	48,541,250	23.2	767	17,043,590	23.6
Baltimore County	168	8,794,890	9.6	1,156	51,186,355	24.5	565	16,954,100	23.6
Calvert	29	1,619,800	1.7	42	1,887,600	0.9	36	1,179,300	1.7
Caroline	—	—	—	68	2,741,900	1.3	50	1,355,300	1.9
Carroll	81	4,623,000	5.1	140	7,122,500	3.4	47	1,479,200	2.1
Cecil	1	49,900	0.1	44	1,725,850	0.9	27	753,900	1.0
Charles	456	23,566,500	25.7	27	1,322,600	0.7	17	543,600	0.8
Dorchester	—	—	—	19	637,300	0.3	25	553,400	0.8
Frederick	119	5,958,850	6.5	146	7,149,950	3.4	60	1,777,600	2.5
Garrett	—	—	—	7	272,600	0.1	22	642,000	0.9
Harford	175	9,774,400	10.7	196	8,741,865	4.2	61	1,707,600	2.4
Howard	18	988,200	1.1	82	3,862,400	1.9	90	2,552,200	3.5
Kent	—	—	—	6	260,600	0.1	15	420,500	0.6
Montgomery	169	7,394,200	8.1	149	6,935,600	3.3	53	1,467,200	2.0
Prince George's	—	—	—	475	21,584,350	10.3	105	2,965,600	4.1
Queen Anne's	—	—	—	30	1,404,800	0.7	38	1,091,400	1.5
St. Mary's	23	1,278,100	1.4	34	1,638,060	0.8	24	781,500	1.1
Somerset	—	—	—	15	487,150	0.2	18	536,900	0.7
Talbot	50	2,554,300	2.8	24	1,011,300	0.5	36	1,160,100	1.6
Washington	—	—	—	126	5,262,250	2.5	132	3,048,100	4.2
Wicomico	6	339,300	0.4	114	4,234,750	2.0	94	2,192,000	3.0
Worcester	—	—	—	11	486,000	0.2	11	345,300	0.5
TOTAL	1,790	\$91,410,640	100.0%	5,018	\$208,896,695	100.0%	2,701	\$71,965,090	100.0%

Table B.5
CDA Multifamily Cumulative Production
 (October 31, 1984)

County	Units	Financing	Percent Distribution
Allegany	212	\$ 7,539,200	1.4%
Anne Arundel	1,017	30,251,900	5.8
Baltimore City	4,255	156,430,005	29.9
Baltimore County	597	19,209,115	3.7
Calvert	51	1,692,000	0.3
Caroline	120	3,064,387	0.5
Carroll	401	12,766,375	2.4
Cecil	—	—	—
Charles	957	29,859,100	5.7
Dorchester	152	4,737,760	0.9
Frederick	459	13,643,100	2.6
Garrett	—	—	—
Harford	412	12,860,600	2.5
Howard	814	25,452,026	4.9
Kent	20	950,000	0.2
Montgomery	2,887	91,529,580	17.5
Prince George's	2,215	69,414,090	13.3
Queen Anne's	—	—	—
St. Mary's	281	8,874,120	1.7
Somerset	—	—	—
Talbot	—	—	—
Washington	706	21,971,211	4.2
Wicomico	363	10,029,900	1.9
Worcester	102	3,304,083	0.6
TOTAL	16,021	\$523,578,552	100.0%

Table B.6
CDA Cumulative Home Improvement Financing
(October 31, 1984)

	MARYLAND HOUSING REHABILITATION			RESIDENTIAL ENERGY CONSERVATION			HOME AND ENERGY LOAN PROGRAM - Single Family*		
	Units	Financing	Percent Distribution	Units	Financing	Percent Distribution	Units	Financing	Percent Distribution
Allegany	113	\$ 1,078,850	3.6%	1	\$ 2,260	0.2%	38	\$ 242,741	6.9%
Anne Arundel	170	1,808,145	60	97	320,619	32.1	37	308,911	8.8
Baltimore City	861	12,377,135	41.1	50	164,711	16.5	85	696,119	19.8
Baltimore County	258	3,113,635	10.3	36	135,329	13.5	91	716,354	20.4
Calvert	15	267,600	0.9	1	20,317	2.0	2	6,750	0.2
Caroline	35	400,500	1.3	3	13,465	1.4	11	71,585	2.0
Carroll	76	919,500	3.1	3	5,490	0.5	12	102,675	2.9
Cecil	23	463,900	1.5	—	—	—	2	14,800	0.4
Charles	16	231,450	0.8	10	17,180	1.7	14	145,980	4.2
Dorchester	28	291,800	1.0	6	19,968	2.0	3	33,155	0.9
Frederick	121	1,428,400	4.8	3	11,291	1.1	9	82,630	2.4
Garrett	27	328,100	1.1	—	—	—	3	28,100	0.8
Harford	78	1,068,750	3.5	3	12,280	1.2	9	67,130	1.9
Howard	18	335,550	1.1	3	18,491	1.9	14	101,350	2.9
Kent	15	91,250	0.3	1	3,900	0.4	4	42,820	1.2
Montgomery	82	1,103,367	3.7	24	70,287	7.0	16	123,000	3.5
Prince George's	102	1,575,910	5.2	40	118,716	11.9	31	246,610	7.0
Queen Anne's	4	64,800	0.2	2	5,365	0.5	5	54,050	1.5
St. Mary's	15	109,500	0.4	2	7,301	0.7	3	35,000	1.0
Somerset	17	233,150	0.8	—	—	—	3	20,450	0.6
Talbot	35	418,900	1.4	52	40,735	4.1	9	92,990	2.6
Washington	168	1,876,380	6.2	3	5,565	0.6	27	202,200	5.8
Wicomico	41	422,900	1.4	1	4,700	0.5	8	58,965	1.7
Worcester	11	96,500	0.3	1	2,030	0.2	2	21,300	0.6
TOTAL	2,329	\$30,105,982	100.0%	342	\$1,000,000	100.0%	438	\$3,515,665	100.0%

*The Home and Energy Loan Program has also provided finance for 653 multi-family units for a total of \$12,705,000, all of which have been located in Baltimore City.

c. Program Beneficiaries

Most of the beneficiaries of CDA's programs are households earning above \$20,000 a year, as shown in Table B.7. The data in this table, which compares the average household income of those served under CDA's programs with each program's income limits, clearly reflects the impact of the recent loss of federal housing subsidies. Whereas housing programs with federal subsidies can, in general, serve households earning roughly \$8,000 annually, CDA's programs funded with revenue bonds without subsidies on average serve households earning above \$22,000 a year.

d. Program Foreclosure and Delinquency Experience

As presented in Table B.8, CDA's loan portfolio has few foreclosures, defaults and delinquencies. In addition, CDA has never in its 10 year history had a bond default or missed a bond payment. All of CDA's revenue bonds are not only secured by fully insured mortgages but are also backed by real estate financed with bond proceeds.

3. Division of Local and Regional Development

The Local Support Services section of the Division of Local and Regional Development (DLRD) is responsible for providing technical, managerial and financial assistance primarily in the areas of housing, commercial revitalization and community facilities to local governments, non-profit organizations, small businesses and others. The Division's mandate for these activities is derived from other DECD statutes and, since its inception in the mid 1970s, its services have been financed with federal, State and special funds. The Division provides its assistance through more than a dozen different programs. Of these its housing activities are centered on two successful programs, the Housing Development Advisory Service and the Maryland Appalachian Housing Program, and one pilot project on energy

Table B.7
Incomes of Households Served by CDA Programs
(FY 1984)

Program	Income Limits	Average Household Income
MULTIFAMILY RENTAL PROGRAMS		
• Market Rate	\$28,000 - \$33,000 (80% of area median)	\$23,501
• Section 8 and Section 236	\$6,700 - \$33,750 \$10,700 - \$40,050 (varies by region)	\$6,932
SINGLE FAMILY HOMEOWNERSHIP PROGRAMS		
• Homeownership Development	\$28,000 - \$33,000	\$24,720
• Mortgage Purchase	\$28,000 - \$33,000	\$25,431
• Maryland Home Finance	\$13,000 - \$17,500	\$14,716
HOME IMPROVEMENT PROGRAMS		
• Home and Energy Loan	\$28,000 - \$33,000	\$22,739
• Home and Energy Loan (Energy Loans)	None	\$38,313
• Maryland Home Rehabilitation	\$21,500 - \$29,300 (varies by region)	\$21,020
EXISTING SUBSIDIES PROGRAMS		
• Section 8 Existing and Moderate Rehabilitation	\$6,700 - \$33,750 (varies by region)	\$8,328

Table B.8
CDA Foreclosure and Delinquency Experience

	Number of Foreclosures in History of Program	Percent of Total	Number of Loans Currently 90 Days or More Delinquent	Percent of Total
Multi-Family Programs	2	.02	none	none
Single-Family Programs	85	.92	109	1.3
Home Improvement Programs	10	.30	35	3.1

efficient housing construction. An estimated \$640,000 in administration expenses (about 50 percent of the overall Local Support Services' budget) is projected to be spent on DLRD housing related services in FY 1985.

a. Energy Efficient Housing Project

In 1983, DLRD used a \$10,000 grant from the Appalachian Regional Commission to contract with the University of Maryland's School of Archi-

tecture to develop and promote the design of an energy efficient, affordable house. Energy efficient design elements include, among others, the use of passive solar orientation, increased insulation and more efficient and visible use of limited living space (1100 sq. ft.). With the completion of the design, the Division began working with the Public Housing Authority of Allegany County to construct and test over a five year period two

prototype units based on the design. Completion of construction of the two units is expected in the Spring of 1985. Negotiations by DLRD have been initiated for the future construction and testing of additional houses using a similar design and energy efficient principles and techniques in Annapolis and on the Eastern Shore.

b. Housing Development Advisory Service

The Division inaugurated the Housing Development Advisory Service (HDAS) in January 1982. HDAS provides educational and informational subscription services to stimulate the development of affordable housing and to promote public/private sector cooperation in the area of housing. Through the monthly publication and distribution of the newsletter, "Talk About Housing," as well as technical reports, HDAS provides information on federal and state housing finance programs, new housing construction techniques, housing conferences and workshops of interest and proposed federal and State housing legislation and/or new regulations. HDAS also offers training programs to increase the capacity of local government officials, small developers, members of non-profit organizations and others concerned with development of affordable housing. Since 1982, more than 15 seminars have been held covering topics such as syndication, housing through volunteerism, home equity conversion, cost accounting, leveraging techniques and tools for affordable housing. More than 500 people have participated in these seminars over the years. Upon request, on-site assistance with housing needs analyses, feasibility studies, federal and state grants application and management and rehabilitation techniques is provided by DLRD staff as well.

Table B.9
MAHP Cumulative Production By Housing Type
(December 31, 1984)

Type	No. Projects	No. Units	MAHP Funds	Total Investment
Housing for the Elderly	7	457	\$584,993	\$21,618,786
Multi-Family New Construction	3	156	262,996	5,953,983
Multi-Family Rehabilitation	5	97	248,631	3,678,335
Single-Family Rehabilitation	3	70	222,470	1,750,000
Single-Family New Construction	1	2	10,000	160,000
Mix Multi-Family/Single Family	1	200	100,000	1,923,300
Single-Family Mortgage Bond Issue	1	170	10,000	6,142,945
TOTAL	21	1152	1,439,096	\$41,227,349

Table B.10
MAHP Cumulative Grants/Loans By County
(December 31, 1984)

Type of Grant/Loan	Allegany	Garrett	Washington	Total
Technical Assistance	\$218,184	\$204,059	\$199,886	\$622,129
Planning, Site and Demonstration	498,790	462,042	478,264	1,439,096
TOTAL	\$716,974	\$666,101	\$678,150	\$2,061,225

c. Maryland Appalachian Housing Program

The Maryland Appalachian Housing Program (MAHP) was started by DLRD in 1975 with a grant from the Appalachian Regional Commission. The purpose of the MAHP is to stimulate production and preservation of housing for low and moderate income households in Western Maryland (Allegany, Garrett and Washington Counties) by assisting primarily local non-profit and limited dividend organizations. Specifically, the program provides: (1) technical assistance grants to each of the three Counties to hire housing professionals, (2) project loans for preliminary planning, feasibility studies and site development (water, sewer, roads) and (3) grants or loans for projects using new and/or innovative production techniques or housing types.

As shown in Table B.9, MAHP since its inception has financed 21 projects, which have resulted in construction/rehabilitation of 1152 units and leveraged over \$41 million in investment. Forty percent of all MAHP's funds and units have gone for housing for the elderly. Because approximately 65 percent of all the households in the three Counties earned less than \$20,000 per year in 1980 (with median household income averaging under \$15,000) and because all the households financed under MAHP have met the eligibility criteria for other federal, State and local programs, virtually all of the beneficiaries of the MAHP are low and moderate income households. Moreover, as shown in Table B.10, MAHP's funds have been evenly shared among the three Counties. To date, no defaults have occurred under the program.

Table B.11
MHF Cumulative Insured Loans in Force by Program and Region
 (October 1984)

Jurisdiction	SINGLE FAMILY—PRIMARY		SINGLE FAMILY—POOL		MULTI-FAMILY	
	Number	Amt (Millions)	Number	Amt (Millions)	Number	Amt (Millions)
Baltimore City	3812	\$ 87.4	1177	\$ 43.6	16	\$ 52.2
Metropolitan Baltimore						
Anne Arundel	698	\$ 36.4	764	\$ 39.1	4	\$ 17.8
Baltimore	794	34.4	1010	46.1	4	11.3
Carroll	163	8.6	193	10.3	3	10.5
Harford	291	15.2	314	15.9	2	4.4
Howard	151	5.5	86	4.2	3	12.8
Sub-Total	2097	\$100.1	2367	\$115.6	16	\$ 56.8
Western Maryland						
Allegany	56	\$ 0.8	34	\$ 1.2	1	\$ 2.8
Frederick	242	12.0	185	9.3	2	6.7
Garrett	6	0.1	5	0.2	—	—
Washington	136	4.6	98	4.0	3	10.3
Sub-Total	440	\$ 17.5	322	\$ 14.7	6	\$ 19.8
Southern Maryland						
Calvert	41	\$ 2.1	48	\$ 2.5	1	\$ 1.7
Charles	436	22.1	411	21.0	—	—
Montgomery	310	12.9	285	12.8	9	36.6
Prince George's	189	7.4	378	17.2	7	26.1
St. Mary's	36	1.9	42	2.2	1	6.2
Sub-Total	1012	\$ 46.4	1164	\$ 55.7	18	\$ 70.6
Eastern Shore						
Caroline	71	\$ 2.6	54	\$ 2.2	3	\$ 3.1
Cecil	13	0.5	23	0.9	—	—
Dorchester	13	0.4	10	0.3	2	4.7
Kent	7	0.2	5	0.2	1	1.0
Queen Anne's	18	0.7	19	0.9	—	—
Somerset	12	0.3	11	0.4	—	—
Talbot	75	3.3	45	2.2	—	—
Wicomico	72	2.6	73	2.7	2	6.5
Worcester	11	0.4	6	0.3	3	1.5
Sub-Total	292	\$ 11.0	246	\$ 10.1	11	\$ 16.8
TOTAL	7653	\$262.4	5276	\$239.7	66	\$216.2

4. Maryland Housing Fund

a. Program Purpose and Responsibilities

The Maryland Housing Fund (MHF) was established in 1972 to stimulate homeownership and to increase the supply of rental housing for limited income households, elderly and handicapped residents of Maryland.* The Fund has met

these objectives by providing both primary and pool insurance for single family mortgage loans and insurance on loans for construction and permanent financing for multifamily housing. Collectively MHF provides insurance for more than a dozen programs, operated by CDA as well as by public agencies in Baltimore City, Montgomery and Prince

George's Counties, and by private lenders. State general obligation bonds, plus premium income, application fees and investment income provide the sources of finance for MHF's insurance reserves and operating expenses.

*Article 41, Section 257K et. seq. of the Annotated Code of Maryland.

Under its single family program, the Fund's responsibilities include a thorough review of the creditworthiness of the borrower and of the value to loan ratio in order to minimize the down payment required of the borrower. Each application is further scrutinized for compliance with all public agency regulations if the insurance is for mortgages resulting from the issuance of mortgage revenue bonds. Under its multi-family program, the Fund undertakes both an in-depth review of the financial capacity of the developer/borrower as well as an independent analysis of the financial feasibility of the project.

b. Program Activity

Table B.11 illustrates the cumulative amount of MHF insurance in force by geographic region under both its single and multifamily programs, as of October 1984. The majority of the Fund's insurance has gone to support development of housing in the Baltimore and Washington, D.C. metropolitan areas. A significant number of units, however, have also been insured in Frederick and Charles Counties. As depicted in Table B.12, 95 percent of all multifamily developments, units and total amount insured by the Fund has been in support of CDA programs.

c. Program Beneficiaries

Under its single family program, 65 percent of the loans insured by MHF have been for low (14 percent) and moderate (51 percent) income households. As shown in Table B.13, only two percent of both the total number and amount of loans insured have been for high income households.

Table B.12
MHF Multi-Family Insured Loans By Type
(October 1984)

Community Development Administration Loans

Subdivision	Number of Units	Amount Insured	Number of Developments
Allegany	110	\$ 2,784,000	1
Anne Arundel	678	17,782,000	4
Baltimore City	1,868	51,698,000	15
Baltimore County	408	11,266,000	4
Calvert	51	1,692,000	1
Caroline	120	3,064,000	3
Carroll	329	10,459,000	3
Dorchester	152	4,738,000	2
Frederick	238	6,693,000	2
Harford	170	4,384,000	2
Howard	448	12,797,000	3
Kent	20	950,000	1
Montgomery	893	28,159,000	7
Prince George's	904	25,501,000	6
St. Mary's	152	6,233,000	1
Washington	300	10,339,000	3
Wicomico	219	6,444,000	2
Worcester	50	1,500,000	3
TOTAL	7,110	\$206,483,000	63

Non-CDA Loans

Subdivision	Number of Units	Amount Insured	Number of Developments
Baltimore City	218	\$500,000	1
Montgomery	229	8,400,000	2
Prince George's	11	601,000	1
TOTAL	458	\$9,501,000	4

Table B.13
Incomes of Households Served By MHF Single Family Insurance Program
(October 1984)

Household Income	Total Loans		Total Amount	
	(No.)	(%)	(\$ Mill.)	(%)
O — \$14,999	1,854	14.4	\$ 36.5	7.3
\$15,000 to \$24,999	6,546	50.6	246.7	49.1
\$25,000 to \$35,999	4,271	33.0	206.5	41.1
\$36,000 and over	259	2.0	12.3	2.5
TOTAL	12,930	100.0%	\$502.0	100.0%

d. Program Claims Experience

Under its single family insurance program, as depicted in Table B.14, MHF has had to pay on only 195 claims over its more than 10 year history for a total of approximately \$4.1 million. Most of these defaults, which amount to less than two percent of total insured single family loans in force, have occurred in the past few years as a result of the economic recession. Moreover, \$2.5 million has been recovered through sales of 145 of the houses. Under its multifamily program, the fund has had to pay on only two claims and through property resales has actually made a profit of \$10,500.

Table B.14
MHF Claims Experience
(June 30, 1984)

		Number	Claims Amt. (\$ Millions)
Single Family Program			
Total Claims Paid		195	\$4,073
Recovery Sales		145	2,516
Property for Sale		50	1,372
Estimated Net Loss	\$185,000		
Multi-Family Program			
Total Claims Paid		2	\$579.5
Recovery Sales		2	590.0
Net Profit	\$10,500		

5. Codes Administration

a. Program Purpose and Responsibilities

The Codes Administration was created and began operations in 1971. The Administration is responsible for administering the Industrialized Building and Mobile Homes Program, promoting the Model Performance Building Code, enforcing the Maryland Building Code for the Handicapped, and administering the Maryland Safety Glazing Law and Energy Conservation Guidelines.* In general, the major objectives of the Codes operations are to assure quality control in factory assembled modular buildings in the State, promote safe, sound and energy efficient construction practices and assure accessibility to all buildings for physically disabled persons. The Codes Administration's programs operate Statewide and are not targeted to any specific income level or related to a special group, with the exception of enforcement of the Handicapped Code.

The Industrialized Building and Mobile Home Program provides certification standards for any building, building sub-

system or component manufactured or partially assembled off-site to be located in Maryland. The Administration is responsible for assuring that industrialized (modular) structures are built in compliance with the State's Model Performance Building Code. Consequently, the Administration assumes pre-emptive code enforcement authority over local jurisdictions for that portion of the module built in the factory. However, with regard to mobile (manufactured) homes which are constructed according to federal standards and regulations, the Administration's responsibility is to follow up and resolve complaints associated with transportation, damage or set-up of these buildings.

To encourage all jurisdictions

in Maryland to adopt a modern building code, the Administration has developed a Model Performance Building Code for construction in the State. This code, which is the Building Officials and Code Administrators (BOCA) International Basic Building Code, covers such elements as plumbing, structural, electrical and mechanical systems and other elements appropriate to assure safe and sound construction. This model code is not binding in any local jurisdiction unless specifically adopted by that jurisdiction. In addition, the Administration has established a program of training and certification for local code enforcement officials to enable them to be more effective in inspections of industrialized buildings and mobile homes.

*Article 41, Sections 257J, 257K, 257M, 257N, 266EEI-8 and 266GGI-6 of the Annotated Code of Maryland.

b. Program Activity

Currently there are eight modular factories and one mobile home manufacturer producing buildings in Maryland. Altogether, there are over 50 industrialized building manufacturers doing business with the State of Maryland. As shown in Table B.15, over 20,000 modular units and over 15,000 mobile homes have been approved by the Codes Administration, since the beginning of program operations in the early 1970s. During fiscal year 1984, as shown in Table B.16, Baltimore, Montgomery and Prince George's Counties had the highest percentages of industrialized buildings located in their jurisdictions. But one municipality alone, Ocean City, had eight percent of the total number of units located within its boundaries.

Table B.15
Industrialized Buildings
and Mobile Homes
Installed in Maryland
(Number of Units)

F.Y.	Industrialized Buildings	Mobile Homes
1971		
1972	DATA UNAVAILABLE	
1973		
1974	2,232	1,907
1975	1,271	1,833
1976	1,680	1,846
1977	1,841	1,630
1978	2,232	1,151
1979	1,771	1,281
1980	1,310	1,073
1981	1,700	1,097
1982	1,635	1,080
1983	2,866	1,150
1984	3,806	1,450
TOTAL	22,344*	15,498

*Figure includes about 1,500 buildings other than dwellings.

Table B.16
Industrialized Buildings
Located in Maryland
(F.Y. 84)

Counties and Cities	Percent
Allegany	1
Anne Arundel	6
Baltimore	12
Calvert	4
Caroline	2
Carroll	3
Cecil	2
Charles	2
Dorchester	1
Frederick	5
Garrett	1
Harford	4
Howard	5
Kent	1
Montgomery	12
Prince George's	14
Queen Anne's	2
St. Mary's	2
Somerset	1
Talbot	3
Washington	2
Wicomico	2
Worcester	4
Baltimore City	1
Ocean City	8
TOTAL	100

APPENDIX C

STATISTICAL DATA ON HOUSING IN MARYLAND

Table C.1:	Maryland Population, 1970-1980
Table C.2:	Maryland Households, 1970-1980
Table C.3:	Persons Per Maryland Household, 1970-1990
Table C.4:	Maryland Household Size, 1980
Table C.5:	Maryland Housing Units, 1970-1990
Table C.6:	Maryland Housing Types, 1980
Table C.7:	Maryland Housing Unit Size, 1980
Table C.8:	Maryland Housing Cost and Quality, 1980
Table C.9:	Maryland Homeowners and Renters Paying 35 Percent or More of Income for Housing Costs, 1980
Table C.10:	Maryland Elderly Population, 1980
Table C.11:	Maryland Elderly Families and Individuals with Incomes less than \$10,000 per Year, 1980
Table C.12:	Maryland Black Households with Incomes less than \$10,000 per Year, 1980
Table C.13:	Maryland Single Parent Families with Incomes less than \$10,000 per Year, 1980

Table C.1: Maryland Population, 1970-1990

County	1970	1980	1990	Percentage Change	
				1970-1980	1980-1990
Allegany	84,044	80,548	77,203	-4.2	-4.2
Anne Arundel	297,539	370,775	434,999	24.6	17.3
Baltimore City	905,759	786,775	727,999	-13.1	-7.5
Baltimore County	621,077	655,615	684,999	5.6	4.5
Calvert	20,682	34,638	46,998	67.5	35.7
Caroline	19,781	23,143	26,403	17.0	14.1
Carroll	69,006	96,356	114,996	39.6	19.3
Cecil	53,291	60,430	66,102	13.4	9.4
Charles	47,678	72,751	93,701	52.6	28.8
Dorchester	29,405	30,623	30,899	4.1	0.9
Frederick	84,927	114,792	142,005	35.2	23.7
Garrett	21,476	26,498	29,801	23.4	12.5
Harford	115,378	145,930	164,998	26.5	13.1
Howard	61,911	118,572	168,003	91.5	41.7
Kent	16,146	16,695	16,403	3.4	-1.7
Montgomery	522,809	579,053	606,000	10.8	4.7
Prince George's	660,567	665,071	705,003	0.7	6.0
Queen Anne's	18,422	25,508	30,898	38.5	21.1
St. Mary's	47,388	59,895	72,897	26.4	21.7
Somerset	18,924	19,188	18,599	1.4	-3.1
Talbot	23,682	25,604	25,802	8.1	0.8
Washington	103,829	113,086	117,000	8.9	3.5
Wicomico	54,236	64,540	72,598	19.0	12.5
Worcester	24,442	30,889	35,195	26.4	13.9
MARYLAND	3,922,399	4,216,975	4,509,501	7.5	6.9

Sources: U.S. Census, 1970, 1980 and Department of State Planning Projections, 1990

Table C.2: Maryland Households, 1970-1990

County	1970	1980	1990	Percentage Change	
				1970-1980	1980-1990
Allegany	27,857	29,669	30,710	6.5	3.5
Anne Arundel	81,100	121,028	153,540	49.2	26.9
Baltimore City	289,349	281,414	279,130	-2.7	-0.8
Baltimore County	184,890	237,371	266,710	28.4	12.4
Calvert	5,540	10,731	15,690	93.7	46.2
Caroline	6,330	8,219	10,140	29.2	23.4
Carroll	19,623	30,631	39,560	56.1	29.2
Cecil	14,242	19,364	22,840	36.0	18.0
Charles	12,098	21,378	29,720	76.7	39.0
Dorchester	9,725	11,329	12,240	16.5	8.0
Frederick	24,926	37,499	50,580	50.4	34.9
Garrett	6,315	8,764	10,640	38.8	21.4
Harford	32,026	46,547	56,780	45.3	22.0
Howard	16,880	39,989	61,030	136.9	52.6
Kent	5,109	6,133	6,540	20.0	6.6
Montgomery	156,674	207,195	253,000	32.2	22.1
Prince George's	192,963	224,789	248,000	16.5	10.3
Queen Anne's	5,795	8,850	11,590	52.7	31.0
St. Mary's	12,100	18,791	24,890	55.3	32.5
Somerset	5,945	6,751	7,010	13.6	3.8
Talbot	7,914	9,934	10,780	25.5	8.5
Washington	32,463	39,957	44,400	23.1	11.1
Wicomico	17,170	22,876	27,840	33.2	21.7
Worcester	7,869	11,656	14,280	48.1	22.5
MARYLAND	1,174,933	1,460,865	1,687,640	24.3	15.5

Sources: U.S. Census, 1970, 1980 and Department of State Planning Projections, 1990

Table C.3: Persons Per Maryland Household, 1970-1990

County	1970	1980	1990
Allegany	2.95	2.63	2.44
Anne Arundel	3.45	2.95	2.74
Baltimore City	3.07	2.74	2.54
Baltimore County	3.28	2.78	2.51
Calvert	3.70	3.21	2.98
Caroline	3.06	2.78	2.58
Carroll	3.26	3.02	2.80
Cecil	3.45	3.01	2.79
Charles	3.90	3.38	3.13
Dorchester	2.95	2.65	2.46
Frederick	3.27	2.97	2.75
Garrett	3.35	2.97	2.75
Harford	3.45	3.06	2.84
Howard	3.59	2.94	2.73
Kent	3.02	2.62	2.43
Montgomery	3.30	2.77	2.48
Prince George's	3.34	2.89	2.78
Queen Anne's	3.13	2.84	2.63
St. Mary's	3.68	3.10	2.87
Somerset	3.10	2.75	2.55
Talbot	2.94	2.55	2.36
Washington	3.08	2.70	2.50
Wicomico	3.08	2.72	2.52
Worcester	3.09	2.64	2.45
MARYLAND	3.25	2.82	2.61

Sources: U.S. Census, 1970, 1980 and Department of State Planning Projections, 1990

Table C.4: Maryland Household Size, 1980

County	1 person	2 person	3 persons	4 persons	5 persons	6 or more persons	TOTAL
Allegany	7,153	9,631	5,201	4,321	2,136	1,227	29,669
Anne Arundel	19,380	35,789	24,600	23,759	10,933	6,567	121,028
Baltimore City	78,496	77,435	46,391	35,075	24,035	19,982	281,414
Baltimore County	47,309	78,955	46,573	38,597	16,864	9,073	237,371
Calvert	1,560	2,977	1,988	2,119	1,091	996	10,731
Caroline	1,621	2,662	1,589	1,318	597	432	8,219
Carroll	4,245	9,108	6,256	6,405	2,925	1,692	30,631
Cecil	3,135	5,438	3,887	3,744	1,934	1,226	19,364
Charles	2,566	4,997	4,374	4,801	2,494	2,146	21,378
Dorchester	2,650	3,771	2,103	1,562	707	536	11,329
Frederick	6,075	10,797	7,557	7,533	3,367	2,170	37,499
Garrett	1,529	2,582	1,711	1,508	831	603	8,764
Harford	6,624	13,019	9,625	9,805	4,785	2,689	46,547
Howard	6,739	11,504	7,831	8,276	3,702	1,937	39,989
Kent	1,455	2,062	1,080	870	399	267	6,133
Montgomery	43,574	63,793	38,153	35,511	16,467	9,697	207,195
Prince George's	45,104	62,853	45,037	38,713	19,060	14,022	224,789
Queen Anne's	1,503	2,978	1,653	1,576	665	475	8,850
St. Mary's	3,192	5,106	3,549	3,564	1,831	1,549	18,791
Somerset	1,546	2,130	1,217	967	479	412	6,751
Talbot	2,371	3,585	1,698	1,355	570	355	9,934
Washington	8,429	13,038	7,652	6,231	2,888	1,719	39,957
Wicomico	4,802	7,363	4,473	3,617	1,617	1,004	22,876
Worcester	2,802	3,907	2,052	1,573	728	594	11,656
MARYLAND	303,860	435,480	276,250	242,800	121,105	81,370	1,460,865

Sources: U.S. Census, 1980

Table C.5: Maryland Housing Units, 1970-1990

County	1970	1980	1990	Percentage Change	
				1970-1980	1980-1990
Allegany	29,611	31,893	33,050	7.7	3.6
Anne Arundel	88,713	129,031	163,700	45.4	26.9
Baltimore City	305,521	302,680	300,200	-0.9	-0.8
Baltimore County	190,813	243,994	274,200	27.9	12.4
Calvert	7,906	12,782	18,700	61.7	46.3
Caroline	7,000	8,818	10,850	26.0	23.0
Carroll	20,175	32,115	41,500	59.2	29.2
Cecil	16,421	22,977	27,500	39.9	19.7
Charles	13,550	22,721	31,600	67.7	39.1
Dorchester	10,992	12,753	13,800	16.0	8.2
Frederick	26,384	39,671	53,500	50.4	34.9
Garrett	8,669	12,232	14,850	41.1	21.4
Harford	33,483	49,435	60,300	47.6	22.0
Howard	17,969	42,499	64,900	136.5	52.7
Kent	6,283	7,347	7,950	16.9	8.2
Montgomery	161,378	216,221	264,000	34.0	22.1
Prince George's	200,230	236,465	261,000	18.1	10.4
Queen Anne's	6,804	10,030	13,150	47.4	31.1
St. Mary's	14,254	21,278	28,200	49.3	32.5
Somerset	6,971	7,809	8,350	12.0	6.9
Talbot	8,967	11,230	12,700	25.2	13.1
Washington	34,451	42,391	47,100	23.0	11.1
Wicomico	18,389	24,672	30,050	34.2	21.8
Worcester	13,630	29,863	36,600	119.1	22.6
MARYLAND	1,248,564	1,570,907	1,817,750	25.8	15.7

Sources: U.S. Census, 1970, 1980 and Department of State Planning Projections, 1990

Table C.6: Maryland Housing Types, 1980

County	Single Family	Multi- Family	Mobile Homes
Allegany	26,475	4,169	911
Anne Arundel	100,553	22,925	3,254
Baltimore City	216,548	85,598	319
Baltimore County	179,938	61,334	1,944
Calvert	11,625	316	630
Caroline	7,535	461	817
Carroll	28,033	3,358	664
Cecil	17,635	2,168	1,755
Charles	19,568	2,150	900
Dorchester	10,675	1,012	710
Frederick	33,318	5,206	967
Garrett	7,707	652	1,190
Harford	38,129	8,694	2,522
Howard	31,469	10,187	830
Kent	5,967	488	290
Montgomery	143,896	71,585	571
Prince George's	133,996	100,814	1,553
Queen Anne's	8,797	433	521
St. Mary's	16,456	2,078	2,561
Somerset	6,574	373	635
Talbot	9,799	900	439
Washington	32,644	7,630	1,735
Wicomico	20,273	2,825	1,461
Worcester	10,938	7,323	1,274
MARYLAND	1,118,548	402,679	28,453

Source: U.S. Census, 1980

Table C.7: Maryland Housing Unit Size, 1980

County	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four or More Bedrooms
Allegany	320	4,118	9,312	13,836	3,969
Anne Arundel	842	12,102	33,753	53,810	26,225
Baltimore City	7,720	62,862	82,171	118,024	31,688
Baltimore County	1,391	32,748	75,584	101,191	32,302
Calvert	83	636	2,952	6,324	2,576
Caroline	26	585	2,898	3,920	1,384
Carroll	183	2,529	7,357	15,816	6,170
Cecil	194	1,473	6,561	9,186	4,144
Charles	130	1,178	4,400	10,776	6,134
Dorchester	116	1,301	4,541	5,013	1,426
Frederick	178	3,690	8,356	18,710	8,557
Garrett	68	634	2,975	4,188	1,684
Harford	360	3,740	13,065	21,916	10,264
Howard	142	4,752	9,229	16,241	12,122
Kent	19	639	1,946	2,894	1,247
Montgomery	4,298	31,586	44,761	68,448	66,959
Prince George's	3,434	41,846	66,537	78,975	45,571
Queen Anne's	39	669	2,754	4,778	1,511
St. Mary's	256	1,577	5,821	9,612	3,829
Somerset	7	477	2,696	3,335	1,067
Talbot	94	1,060	3,553	4,443	1,988
Washington	764	5,600	12,745	17,840	5,060
Wicomico	122	1,808	7,986	11,353	3,290
Worcester	411	2,330	8,174	6,809	1,811
MARYLAND	21,197	219,940	420,127	607,438	280,978

Source: U.S. Census, 1980

Table C.8: Maryland Housing Cost and Quality, 1980

County	Substandard Units (Number)	(Percent of Total Stock)	Median Value of Owner Occupied Housing	Median Monthly Contract Rent
Allegany	7,800	24.5	\$31,100	\$109
Anne Arundel	9,900	7.7	63,900	236
Baltimore City	79,000	26.1	28,700	161
Baltimore County	28,500	11.7	54,400	232
Calvert	1,500	11.7	63,700	196
Caroline	2,000	22.7	36,100	106
Carroll	2,600	8.1	62,800	187
Cecil	3,500	15.2	44,500	154
Charles	2,400	10.6	63,300	218
Dorchester	2,400	18.8	33,700	104
Frederick	4,900	12.4	60,500	210
Garrett	2,400	19.6	35,700	131
Harford	3,900	7.9	63,000	200
Howard	2,400	5.6	85,700	287
Kent	1,100	15.0	37,800	134
Montgomery	10,800	5.0	97,300	331
Prince George's	19,200	8.1	63,900	282
Queen Anne's	1,600	16.0	51,200	125
St. Mary's	2,500	11.7	58,600	207
Somerset	1,600	20.5	27,000	94
Talbot	2,000	17.8	53,800	155
Washington	6,500	15.3	45,200	156
Wicomico	3,800	15.4	38,100	164
Worcester	4,400	14.7	38,000	125
MARYLAND	206,700	13.2	\$58,300	\$222

Sources: Baltimore Regional Planning Council and U.S. Census, 1980

Table C.9: Maryland Homeowners and Renters Paying 35 Percent or More of Income for Housing Costs, 1980

County	Homeowners		Renters		Renters With Insufficient Income To Purchase Average Priced Home (Percent)
	(Number)	(Percent)	(Number)	(Percent)	
Allegany	1,768	8.4	1,996	23.0	67.6
Anne Arundel	5,621	6.6	6,715	18.6	83.5
Baltimore City	12,942	9.8	46,105	31.0	58.7
Baltimore County	9,372	6.2	17,235	20.3	74.4
Calvert	819	9.2	386	21.6	77.0
Caroline	583	9.6	526	24.6	68.7
Carroll	1,669	7.1	1,562	21.7	77.0
Cecil	1,148	8.0	1,055	21.4	68.5
Charles	1,353	8.0	950	21.1	43.0
Dorchester	811	10.5	834	23.2	81.4
Frederick	2,066	7.7	2,216	20.8	75.4
Garrett	608	8.9	449	23.7	84.2
Harford	2,101	6.5	2,731	19.6	75.6
Howard	1,408	5.0	2,374	20.2	79.7
Kent	583	13.4	462	26.0	84.1
Montgomery	7,185	5.4	16,513	22.6	84.0
Prince George's	9,813	8.0	21,599	21.2	69.3
Queen Anne's	709	10.1	268	14.6	84.8
St. Mary's	1,155	9.2	1,297	20.6	79.3
Somerset	582	11.3	268	16.6	60.3
Talbot	560	8.4	800	24.6	93.3
Washington	2,083	8.1	2,616	18.2	63.2
Wicomico	1,661	10.4	2,140	31.0	70.9
Worcester	704	8.8	891	24.7	84.0
MARYLAND	67,304	7.4	131,988	25.8	71.0

Sources: U.S. Census, 1980 and Baltimore Regional Planning Council

Table C.10: Maryland Elderly Population, 1980

County	Number	Percent
Allegany	12,389	15.4
Anne Arundel	25,085	6.8
Baltimore City	100,575	12.8
Baltimore County	69,364	10.6
Calvert	2,871	8.3
Caroline	3,170	13.7
Carroll	8,991	9.3
Cecil	5,553	9.2
Charles	4,005	5.5
Dorchester	4,766	15.6
Frederick	10,221	8.9
Garrett	3,160	11.9
Harford	9,371	6.4
Howard	6,081	5.1
Kent	2,527	15.1
Montgomery	50,905	8.8
Prince George's	36,508	5.5
Queen Anne's	3,083	12.1
St. Mary's	4,015	6.7
Somerset	2,987	15.6
Talbot	4,469	17.5
Washington	13,501	11.9
Wicomico	7,755	12.0
Worcester	4,257	13.8
MARYLAND	395,609	9.4

Note: Elderly population is defined as those 65 years of age and older.

Source: U.S. Census, 1980

**Table C.11: Maryland Elderly Families and Individuals
With Incomes Less Than \$10,000 Per Year, 1980**

County	Families with Householder 65 Years of Age or Older With Income Less than \$10,000/Year			Unrelated Individuals 65 Years of Age or Older With Income Less than \$10,000/Year		
	(Number)	(Number)	(Percent)	(Number)	(Number)	(Percent)
Allegany	4,233	2,005	47.4	4,172	3,729	89.4
Anne Arundel	8,835	2,249	25.5	6,148	4,487	73.0
Baltimore City	32,334	12,925	40.0	36,208	30,780	85.0
Baltimore County	24,400	6,247	25.6	16,969	12,298	72.5
Calvert	1,027	339	33.0	700	558	79.7
Caroline	1,166	594	50.9	1,006	898	89.3
Carroll	3,039	1,152	37.9	2,164	1,824	84.3
Cecil	1,865	790	42.4	1,452	1,194	82.2
Charles	1,581	510	32.3	908	721	79.4
Dorchester	1,507	595	39.5	1,574	1,336	84.9
Frederick	3,568	1,172	32.8	3,022	2,464	81.5
Garrett	1,119	609	54.4	848	793	93.5
Harford	3,295	894	27.1	2,385	1,800	75.5
Howard	2,063	578	28.0	1,503	1,024	68.1
Kent	949	431	45.4	782	644	82.4
Montgomery	16,719	2,059	12.3	13,915	7,308	52.5
Prince George's	12,341	2,782	22.5	9,591	6,476	67.5
Queen Anne's	1,180	501	42.5	778	646	83.0
St. Mary's	1,464	627	42.8	1,167	933	79.9
Somerset	1,135	579	51.0	931	856	91.9
Talbot	1,718	474	27.6	1,259	933	74.1
Washington	4,570	1,806	39.5	4,238	3,613	85.3
Wicomico	2,597	1,071	41.2	2,283	1,894	83.0
Worcester	1,559	629	40.3	1,223	1,005	82.2
MARYLAND	134,264	41,618	31.0	115,226	88,214	76.6

Source: U.S. Census, 1980

**Table C.12: Maryland Black Households
With Incomes Less Than \$10,000 Per Year, 1980**

County	Black Households			
	(Number)	(Percent)	With Incomes Less than \$10,000/Year (Number)	(Percent)
Allegany	379	1.3	164	43.3
Anne Arundel	11,884	9.8	3,762	31.7
Baltimore City	134,622	47.8	62,066	46.1
Baltimore County	18,204	7.7	3,950	21.7
Calvert	1,796	16.7	620	34.5
Caroline	1,276	15.5	649	50.9
Carroll	661	2.2	189	28.6
Cecil	794	4.1	384	48.4
Charles	3,661	17.1	1,237	33.8
Dorchester	2,961	26.1	1,553	52.4
Frederick	1,994	5.3	823	41.3
Garrett	0	0.0	0	0.0
Harford	3,537	7.6	1,265	35.8
Howard	4,344	10.9	736	16.9
Kent	1,244	20.3	568	45.7
Montgomery	17,158	8.3	3,305	19.3
Prince George's	79,555	35.4	12,465	15.7
Queen Anne's	1,285	14.5	627	48.8
St. Mary's	2,518	13.4	1,070	42.5
Somerset	1,919	28.4	978	51.0
Talbot	1,867	18.8	899	48.2
Washington	1,020	2.6	490	48.0
Wicomico	4,437	19.4	2,102	47.4
Worcester	2,505	21.5	1,129	45.1
MARYLAND	299,621	20.5	101,031	33.7

Source: U S. Census, 1980

**Table C.13: Maryland Single Parent Families
With Incomes Less Than \$10,000 Per Year, 1980**

County	(Number)	Single Parent Families		
		(Percent of Families with Children)	With Incomes Less than \$10,000/Year	(Percent)
Allegany	1,281	13.0	870	67.9
Anne Arundel	7,727	14.5	3,240	41.9
Baltimore City	41,141	44.8	26,488	64.4
Baltimore County	14,735	17.4	5,872	39.9
Calvert	653	12.9	371	56.8
Caroline	553	18.1	339	61.3
Carroll	1,484	10.5	653	44.0
Cecil	1,243	13.8	640	51.5
Charles	1,653	14.1	579	35.0
Dorchester	972	26.0	639	65.7
Frederick	1,883	11.2	927	49.2
Garrett	405	10.6	245	60.5
Harford	3,164	13.9	1,582	50.0
Howard	2,725	14.5	774	28.4
Kent	406	20.2	253	62.3
Montgomery	12,313	15.4	3,430	27.8
Prince George's	24,522	24.9	7,169	29.2
Queen Anne's	434	12.8	204	47.0
St. Mary's	1,222	13.6	670	54.8
Somerset	503	21.7	310	61.6
Talbot	513	17.4	298	58.1
Washington	2,077	13.9	1,217	58.6
Wicomico	1,680	19.6	1,016	60.5
Worcester	756	20.0	397	52.5
MARYLAND	124,045	21.6	58,183	46.9

Source: U.S. Census, 1980